Karen Johnson Davidson County
Batch# 297525 DEEDWARR
10/08/2019 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20191008-0102865

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JM-BR-19-1817

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shannon Louis Clark and Shie Clark	NEW OWNER Fifth Third Bank	
(NAME)	(NAME)	
1817 Guest Drive	5050 Kingsley Drive	073-09-0-182.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Cincinnati OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESTIN M. AMBERGE, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANNON LOUIS CLARK AND SHIE CLARK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 392 on the Plan of Section Three, Burchwood Gardens of record in Plat Book 2900, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Westin M. Amberge, unmarried by Warranty deed from Keith Cole, a married man of record in Instrument No. 20140715-0062291 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 15, 2014.

The grantor has since married. The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2900, Page 116, Register's Office for Davidson County, Tennessee.
- Building Restrictions of record in Book 3131, Page 464, in the Register's Office for Davidson County, Tennessee.
- Correction for Certain Easements of record in Book 3133, Page 541, corrected at Book 3157, page 469, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1817 Guest Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 3rd DAY OF OCTOBER, 2019.

Westin M. Amberge

STATE OF COLORADO
COUNTY OF Mesa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESTIN M. AMBERGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2019.

Notary Public
My Commission Expires: 9-10-2022
(SEAL)

SHEILA M KREINBERG
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20144035497
MY COMMISSION EXPIRES SEP 10, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022