WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 297860 DEEDWARR
10/09/2019 08:30:02 AM 2 pgs
Fees: $13.00 Taxes: $1,269.10
20191009-0103288

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patricia Walker and Timothy Casey 7415 George Gaines Road Nashville, TN 37221	Guaranteed Rate Inc. 4044 North Lincoln #324 Chicago, IL 60618	142-10-0-049.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda Fay Clark, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Patricia Walker, a single woman and Timothy Casey, a single man, as Joint Tenants with the Rights of Survivorship,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 11, Harpeth Estates, Section Two, as shown by plat of record in Plat Book 4175, Page 23, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David B. Clark, unmarried by Warranty Deed from Robert V. Einstman and wife, Rosemary Einstman, dated 09/30/1976 and recorded 01/11/1977, of record in Book 5104, Page 647, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George E. Mudter, Jr. by Quitclaim Deed from David B. Clark and wife, Linda Fay Clark and same property conveyed to David B. Clark and wife, Linda Fay Clark by Quitclaim Deed from George E. Mudter, Jr., dated 09/12/1979 and recorded 09/14/1979, of record in Book 5498, Page 534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Fay Clark by Quitclaim Deed from Linda Fay Clark as surviving spouse of David B. Clark, dated 05/15/2014 and recorded 05/21/2014, of record in Instrument 201405210043808, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 7415 George Gaines Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 8th day of October, 2019.

Linda Fay Clark

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Linda Fay Clark with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 8th of October, 2019.

Notary Public

My Commission Expires: 3-8-21

(SEAL)

