39B

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922716

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of October, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 303593 DEEDWARR
10/21/2019 03:28:36 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20191021-0107784

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lindsay N. Murray-Mazany 1805B Sevier Street Nashville TN 37206	~~New Owner~~ Guaranteed Rate 3940 N Ravenswood Chicago, IL 60613	Tax Parcel ID No. 094 02 0B 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Paul Clark, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsay N. Murray-Mazany, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 8, Sevier Park, as shown on the plat attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140404-0028375, Register's Office, for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth Paul Clark and Emily Anne Clark by Warranty Deed from Anne Tick, an unmarried woman, and Andrew Morgan, an unmarried man, of record in Instrument No. 20170501-0042660, in the Register's Office of Davidson County, Tennessee, dated April 26, 2017 and recorded on May 01, 2017.

Being the same property conveyed to Kenneth Paul Clark by Quitclaim Deed from Emily Anne Clark of record in Instrument No. 20191021-0107783 In the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNITED ELECTRIC RAILWAY ADDITION TO EAST NASHVILLE, as recorded in Plat Book 161, Page(s) 8.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140404-0028375 .

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140203-0009278.

This is improved property located at 1805B Sevier Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2019.

Kenneth Paul Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Paul Clark, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2019.

Notary Public

My Commission Expires: _____

