G32484-4
Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 309491 DEEDWARR
11/01/2019 09:04:37 AM 2 pgs
Fees: $13.00 Taxes: $4,347.50
20191101-0112429

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2019.

Notary Public

My commission expires: 8/6/2023

(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Saundra Steele	**"NEW OWNER"**	**117-15-0-G-011.00**
1735 Glen Echo Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dennis W. Clark, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Saundra Steele

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 11 on the Plan of First Revision, The Glen Echo of record in Instrument No. 20071102-0129357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dennis W Clark, a single man by Deed dated November 21, 2018, from Maxine L. Bivins, unmarried of record in Instrument No. 20181126-0114909, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20071102-0129357 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to all matters shown on the Plan of record in Plat Book 1424, Page 52, said Register's Office.**

3) **Restrictive Covenants of record in Book 1577, Page 467 and in Book 1577, Page 469, said Register's Office.**

4) **Declaration of Covenants, Conditions and Restrictions for The Glen Echo, of record in Instrument No. 20070126-0010692, as amended by First Amendment in Instrument No. 20070726-0088889, as amended by Second Amendment in Instrument No. 20080423-0041434, as amended by Third Amendment in Instrument No. 20100126-0006580, and further amended by Forth Amendment of record in Instrument No. 20100407-0026268, Register's Office.**

5) **Storm Water Detention Agreements of record in Instrument No. 20060920-0116531, Instrument No. 20061017-0128854, and further in Instrument No. 20070312-0029675, said Register's Office.**

6) **Assignment and Assumption agreement between Bob Haley and Anchor Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20091221-0115873, said Register's Office.**

7) **Grant of Easement to The Glen Echo Homeowner's Association, from Maxine L. Bivins, of record in Instrument No. 20141203-0110777, said Register's Office.**

8) **Charter of The Glen Echo Homeowner's Association, of record in Instrument No. 20070129-0011476,said Register's Office.**

9) **Dedication of common areas to The Glen Echo Homeowner's Association, of record in Instrument No. 20091221-0115870, said Register's Office.**

10) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as 1735 Glen Echo Road, Nashville, TN 37215

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 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 **30th** day of **October, 2019.**

Dennis W. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dennis W. Clark,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21