Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0657

Karen Johnson Davidson County
Batch# 312035 **DEEDWARR**
11/06/2019 09:13:58 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20191106-0114609

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of October, 2019

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
ABI Investments, LLC 3565 East Canfield Street Detroit, MI 48207	NEW OWNER	104-06-0-258.00

WARRANTY DEED

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

Laudine Goodman Clark, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABI Investments, LLC, a Limited Liability Company

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 the easterly 50 feet of Lot No. 61 on the Plan of The Bransford Realty Company's West End Avenue Place of record in Book 332, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said easterly part of said Lot No. 61 fronts 50 feet on the southerly side of Vanderbilt Place formerly Beech Street and runs back between parallel lines with the westerly margin of 31st Avenue 135 feet to an alley and is a part of Lot No. 60 in the Boyd Cockrill Spring Tract.

Being the same property conveyed to Laudine Goodman Clark by Warranty Deed from Laudine Goodman Clark, Executrix of the Estate of Jesse J. Clark, deceased of record in Book 8700, Page 365 Register's Office for Davidson County, Tennessee, dated August 15, 1992 and recorded on August 18, 1992. Jesse J. Clark died March 25, 1991.

Being the same property conveyed to William Holland by Quitclaim Deed from Laudine Goodman Clark of record in Instrument No. 20180530-0051692, Register's Office for Davidson County, Tennessee, dated May 24, 2018 and recorded on May 30, 2018.

Being the same property conveyed to Laudine Goodman Clark by Quitclaim Deed from William Holland of record in Instrument No..20190621-0059992, Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 21, 2019.

Being the same property conveyed to Laudine Goodman Clark by Quitclaim Deed from William Holland of record in Instrument No. 20190711-0067509, Register's Office for Davidson County, Tennessee, dated July 03, 2019 and recorded on July 11, 2019.

Power of Attorney of record in Instrument No. 20180530-0051691, Register's Office for Davidson County, Tennessee. Notice of Filing of record in Instrument No. 20190531-0051923, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3101 Vanderbilt Place, Nashville, TN 37212

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of October, 2019.

Laudine Goodman Clark
by _____, Attorney-In-Fact
Laudine Goodman Clark by John C. Argo, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John C. Argo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Laudine Goodman Clark** and that he is authorized by **Laudine Goodman Clark** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of October, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

