Karen Johnson Davidson County
Batch# 314020 DEEDWARR
11/12/2019 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $884.30
20191112-0116090

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2668

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

JAMES GODWIN
Notary Public - State of Georgia
Effingham County
My Commission Expires Mar 21, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of November, 2019

Notary Public

Commission Expires: 3/21/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Clark 2942 Treloar Way Hermitage, TN 37076	Parkside Lending 180 Redwood St #25-0 San Francisco CA 94102	097-02-0A-634.00-CO

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,

Craig Barnett and Dustin S. Plowman, married to each other, as tenants-in-common, with right of survivorship

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

Jennifer Clark unmerried

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. 634 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 5B of record in Plat at Instrument No. 20161215-0131509, 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 Craig Barnett and Dustin S. Plowman, married to each other, as tenants-in-common, with right of survivorship by Warranty deed from Beazer Homes, LLC, a Delaware limited liability company of record in Instrument No. 20170725-0075030 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017.

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: 2942 Treloar Way, Hermitage, TN 37076

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 7th day of November, 2019.

Craig Barnett

Dustin Plowman

STATE OF Georgia
COUNTY OF Chatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Craig Barnett and Dustin Plowman** 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.

Witness my hand and official seal this 7th day of November, 2019.

Notary Public
My Commission Expires: 3/21/2020

(Notary Seal)

JAMES GODWIN
Notary Public - State of Georgia
Effingham County
My Commission Expires Mar 21, 2020

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY