Karen Johnson Davidson County
Batch# 317017 DEEDWARR
11/18/2019 02:08:10 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20191118-0118753

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nellie Batson	Nellie Batson	160 15 0C 010.00
(NAME)	(NAME)	
5601 Cloverland Dr, Unit# 116	2009 Huyana Way	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Spring Hill, TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joe Lindsy McLean, Trustee of the Joe Lindsy McLean 2004 Revocable Trust, dated August 31, 2004**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nellie Batson**, 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 Unit No. 116 in Cloverland Hall, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Instrument No. 20021105-0135643 as amended as Instrument No. 20090714-0065770, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property co-owners and tenants of Cloverland Hall, Condominium Apartments, contained in said Master Deed and By-Law appended thereto, recorded in Instrument No. 20021105-0135643 as amended as Instrument No. 20090714-0065770, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joe Lindsy McLean, Trustee of the Joe Lindsy McLean 2004 Revocable Trust, dated August 31, 2004 by Warranty Deed from William J. Akers and Billie Faye Akers, husband and wife dated December 15, 2004 and recorded December 16, 2004 as Instrument No. 20041216-0149483, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1910853SSO

unimproved ☐
This is improved ☒ property, known as 5601 Cloverland Dr, Unit# 116, Brentwood, TN 37027

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 our hands this 15th day of November, 2019

Joe Lindsy McLean, Trustee of the Joe Lindsy McLean
2004 Revocable Trust, dated August 31, 2004

BY: _____, Trustee
Joe Lindsy McLean, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned authority, a Notary Public in and for said Commonwealth and State aforesaid, do certify that Joe Lindsy McLean, Trustee of the Joe Lindsy McLean 2004 Revocable Trust, dated August 31, 2004, whose name is signed to the writing above, bearing date on the15th of November, 2019, has acknowledged the same before me in the county aforesaid as the free act and deed of the Joe Lindsy McLean 2004 Revocable Trust.

Given under my hand this the 15th of November, 2019.

_____
Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1910853SSO

CERTIFICATION

The undersigned Joe Lindsy McLean, Trustee of The Joe Lindsy McLean 2004 Revocable Trust hereby states that as of November 14, 2019, the following are true statements:

The Trust has not been revoked.

Joe Lindsy McLean is still Trustee of said Trust.

Joe Lindsy McLean is acting according to the terms of the trust in conveying title to the property located 5601 Cloverland Drive #116, Brentwood, TN 37027.

Witness my hand this the ~~14th~~ 15th day of November, 2019.

J. Lindsy McLean, Trustee

Joe Lindsy McLean, Trustee

State of Tennessee
County of Davidson

On November 14, 2019, before me the undersigned authority, personally appeared **Joe Lindsy McLean, Trustee of The Joe Lindsy McLean 2004 Revocable Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 07/09/2022

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY