This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4525 Harding Pike, Suite 200
Nashville, TN 37205

From information furnished by the parties

Karen Johnson Davidson County
Batch# 332518 DEEDWARR
12/19/2019 02:39:35 PM 2 pgs
Fees: $13.00 Taxes: $24.59
20191219-0131183

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NO.
Christian A. Clements 605 Saint Jules Ln. Nashville, TN 37211	Same	173 09 0A 013.00

FOR AND IN CONSIDERATION of **$6,646.00** cash in hand paid, the receipt of which is hereby acknowledged, Christian A. Clements, by these presents does hereby convey unto **Christian A. Clements and Dean Eric Clements** as joint tenants with right of survivorship, to their heirs, successors and assigns, all our right title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 107, on the plan of Section One, Lenox Village, of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffery H. Alderman by warranty deed of record at Instrument 20160705-0068512, said Register's Office. Jeffery H. Alderman died on January 11, 2018, and left the residue of his estate to Christian A. Clements by will dated December 21, 2015, which will was probated and a copy of which is filed at Instrument 201906270062508.

This is improved land know as 605 Saint Jules Lane, Nashville, TN 37211.

Witness our hands this 16th day of December, 2019.

Christian A. Clements

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christian A. Clements, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of December, 2019.

ADRIANA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

NOTARY PUBLIC

My Commission Expires: 1/3/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $6,646.00.

Christian A. Clements

Subscribed and sworn to before me, this the 16th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 1/3/22

ADRIANA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022