Karen Johnson Davidson County
Batch# 342807 DEEDWARR
01/14/2020 09:04:26 AM 2 pgs
Fees: $13.00 Taxes: $973.10
20200114-0004779

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10th~~ 13th day of January, 2020.

Notary Public
MY COMMISSION EXPIRES: 2/26/23
File No. G20-7668

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Som and Dara Anne Som (NAME)	Wells Fargo Bank (NAME)	095-11-0-173.00
417 Blue Hills Dr. (STREET ADDRESS)	MAC X9999-014 2701 Wells Fargo Way (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Minneapolis, MN 55467-8000 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **George Clement**, unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Som and Dara Anne Som, husband and wife**, 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, described as follows, to-wit:

BEING Lot No. 63 on the Plan of Merry Oaks, Section II, as of record in Book 2133, Page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Blue Hills Road at the corner of Lots Nos. 62 and 63; thence with the line between said two lots eastwardly 131.2 feet to the corner of Lots Nos. 61, 62 and 63; thence with the northerly line of Lots Nos. 61, 60 and 59, northeastwardly 119.7 feet to the corner of Lots Nos. 57, 59 and 63; thence with the line between said Lots Nos. 57 and 63 northwestwardly 35 feet to the corner of Lots Nos. 63 and 64; thence with the line between said two lots westwardly 210 feet to the easterly margin of Blue Hills Road; thence with same southwardly 86 feet to the beginning.

BEING the same property conveyed to George Clement by Warranty Deed from Eugene B. Bagsby, Jr. and wife, Peggy M. Bagsby, dated 7/19/2019 and recorded 7/31/2019 in Instrument Number 20190731-0075261; and the same property previously conveyed to Eugene B. Bagsby, Jr. and wife, Peggy M. Bagsby by Installment Deed from W.G. Polk and wife, Mary L. Polk, dated 10/22/1964 and recorded 11/10/1964 in Book 3831, Page 130, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee.

2. Taxes for the year 2020 and subsequent years, a lien, which are not due and payable.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 417 Blue Hills Drive, Nashville, TN 37214.

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. Whenever 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 10th day of January, 2020.

George Clement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2020, before me personally appeared George Clement, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of January, 2020.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066