PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 347942 DEEDWARR
01/24/2020 08:46:57 AM 2 pgs
Fees: $13.00 Taxes: $1,265.40

20200124-0008722

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $342,000.00.

Rita Manzo
Affiant

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me,
this 23rd **day of** January, **2020.**

Kim Murray
Notary Public
My commission expires: 3/28/22

10-2001-104386

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jillian Clark 7282 Sugarloaf Dr Nashville TN 37211	New Owner	181-01-0-B-069.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rachel Buchanan n/k/a Rachel Banyas and Joshua Banyas, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jillian Clark, single woman**, hereinafter called the Grantees, their successors 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. 152, on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, of record in Instrument No. 20040622-0073636 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Buchanan and Joshua Banyas by deed from Andrew D. Fleshman and Kira K. Fleshman, husband and wife, dated October 9, 2015, recorded October 14, 2015, of record in Instrument No. 20141014-0104615, Register's Office for County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7282 Sugarloaf Dr, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22 day of Jan., 2020.

Rachel Banyas

Joshua Banyas

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rachel Banyas and Joshua Banyas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 22 day of Jan, 2020.

State of Tennessee at Large

My Commission expires: 5/23/22

