WARRANTY DEED

Karen Johnson Davidson County
Batch# 352962 **DEEDWARR**
02/04/2020 11:12:49 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20200204-0012811

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 11-8-2024

Y-TN-20-2219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Stephanie N. Clements
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie N. Clements and Jonathan D. Clements	**New Owner**	
(NAME) **2219 10th Avenue South**	(NAME)	**105-13-0-249.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LANDON MILLER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE N. CLEMENTS AND JONATHAN D. CLEMENTS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36 on the Plan of W. S. Duckworth's Addition to Nashville of record in Plat Book 57, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 50 feet on the Westerly side of 10th Avenue South, formerly Pomeroy Avenue, and runs back between parallel lines 180 feet to an alley in the rear.

Being the same property conveyed to Landon Miller, unmarried by Warranty deed from Rock Solid Solutions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181213-0121323 Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 13, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5517, Page 355 and Book 5517, Page 352, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2219 10th Avenue South, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF JANUARY, 2020.

Landon Miller

STATE OF Nevada
COUNTY OF Clark

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

Witness my hand and official seal, this the 28 of January, 2020.

Notary Public
My Commission Expires: Sept 28, 2021
(SEAL)

CARRIE JEAN GAGNON
Notary Public - State of Nevada
County of Clark
APPT. NO. 17-3697-1
My App. Expires Sept. 28, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212