Karen Johnson Davidson County
Batch# 360639 DEEDWARR
02/20/2020 09:11:39 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20200220-0018810

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this19 day of February , A.D., 2020 , by and between

Wesley A. Clanton An unmarried person

First Parties, and

Brandon Michael Carps and Erica Paige Carps, husband and wife.

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being parts of Lot Nos. 21 and 22 on the plan of John Nelson's Addition, of record Book 2, Page 182, Register's Office for said County and more particularly described as follows: Beginning on the westerly margin of Second Avenue South, formerly Market Street at the northeast corner of property conveyed to Mrs. Clara Spiegel by deed from Robert W. Langrum, Trustee, et al, of record in Book 1110, Page 3, said Register's Office; thence with Spiegel's northerly line westwardly 130 feet to the easterly margin of an alley; thence with said alley northwardly 39 feet; thence eastwardly 130 feet, more or less, to the westerly margin of Second Avenue South; thence with said Avenue southwardly 39 feet to the beginning.

Being the same property conveyed to Wesley A. Clanton, an unmarried man by Deed dated October 19, 2016 from Cam Properties, LLC, recorded October 21, 2016, in Instrument Number 20161021-0111724, in the Official Records of Davidson County, Tennessee.

OWNER:
Brandon Michael Carps and Erica Paige Carps
1205 2nd Ave South
Nashville, TN 37210

RESPONSIBLE TAXPAYER:
NEW OWNERS

Map & Parcel #: 10503024900
CLT # 10503024900

Property known as: 1205 2nd Ave South, Nashville, TN 37210

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Wesley Clanton x _____

Wesley A. Clanton

✓STATE OF TEXAS

✓COUNTY OF HARRIS

Personally appeared before me, Wesley A. Clanton An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of FEBRUARY, 20 20.

✓ Janice Mansfield

Notary Public

JANICE MANSFIELD
Notary Public, State of Texas
Comm. Expires 09-15-2022
Notary ID 12581011-2

My Commission Expires: ✓ 09-15-2022

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 600,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 19th day of February, 20 20.

Signature of Notary Public

Notary Seal

KAYLA TABOR
Printed Name of Notary

04/21/2020
Commission Expiration

