THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow – Clarksville, LLC 116 Merchants Blvd. Ste. A Clarksville, TN 37040 #2020030158	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVERIS GREATER, FOR THIS TRANSFER IS $ 195,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2020. Notary Public MY COMMISSION EXPIRES: 8-21-2023 (AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa S. Pinhal	Same as Owner	
213 Dockside Ct.		086-10-0-115.00
Hermitage, TN 37076		

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **LORI L. CLEMENT, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA S. PINHAL, SINGLE,** 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, **being Lot No. 36 on the Plan of Section Three, Lakeside Woods Estates** of record in Plat Book 7900, Page (s) 218 through 220, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lori L. Clement, an unmarried woman by Warranty deed from Dorothy M. Green, an unmarried woman of record in Instrument No. 20141229-0118374 Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 29, 2014.

Karen Johnson Davidson County
Batch# 388795 **DEEDWARR**
04/21/2020 09:08:11 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20200421-0041459

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Unimproved ( )
This is improved (X) property, known as: **213 Dockside Ct., Hermitage, TN 37076**

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. 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.

Witnessed this the 17th day of April, 2020.

Lori L. Clement

Lori L. Clement

STATE OF TENNESSEE
COUNTY OFWILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lori L. Clement** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of April, 2020.

My Commission expires 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY