Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM SB RF 20 3505

Karen Johnson Davidson County
Batch# 395532 DEEDWARR
05/04/2020 03:27:28 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20200504-0046477

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Rodney D. Clark
3505 Colony Point West
Nashville, TN 37217

MORTGAGEE
Guaranteed Rate, Inc
3940 N. Ravenswood
Chicago, IL 60613

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 136-06-0
PARCEL 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **LaToya M. Bomar,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rodney D. Clark, an unmarried man,** 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. 236 on the plan of Priest Lake Park, Section Five, as of record in Plat Book 4460, Pages 174, 175, & 176, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Latoya M. Bomar, a married woman by Warranty Deed from Basharat Ahmed and wife, Farzana Basharat and Abid Ahmed, married, dated January 8, 2016, of record in Instrument No. 20160112-0003112, and by Quitclaim Deed from Theodore Dante Bomar to LaToya M. Bomar, dated April 20, 2020, of record in Instrument No. 20200424-0043363 Register's Office for Davidson County, Tennessee.
Latoya M. Bomar and LaToya M. Bomar is one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4698, Page 969; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4460, Pages 174, 175, & 176, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3505 Colony Point West Nashville, TN 37217.**

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.

Witness our hands this 29th day of April, 2020.

LaToya M. Bomar

STATE OF Tennessee
COUNTY OF Wilson

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

Witness my hand and official seal this 29th day of April, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $270,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of April, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020