Karen Johnson Davidson County
Batch# 431968 DEEDWARR
07/07/2020 12:48:26 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20200707-0073133

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2020.

Notary Public

My Commission Expires: _____

Address New Owner As Follows:
4501 Alcott LLC
4025 Wallace Lane
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-08-0-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRACE BROCK CLARK**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **4501 ALCOTT LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its

successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 49, as shown on the map entitled Sneed Estates, of record in Plat Book 2 133, pages 10 and 11 and amended in Book 4356, page 296, Book 4705, page 508 and Book 5817, page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grace Brock Clark, an unmarried woman, by deed from Jordan R. Marshall and wife, Julie C. Marshall, of record in Instrument No. 20160610-0059037, Register's Office for Davidson County, Tennessee. The said Grace Brock Clark has since married.

John B. Bearden, Jr. joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Grace Brock Clark.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2133, pages 10 and 11 and amended in Book 4356, page 296, Book 4705, page 508 and Book 5817, page 771, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4317 Wallace Lane, Nashville, TN 37215

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

<Signature page to follow.>

WITNESS my hand this 25th day of June, 2020.

Grace Brock Clark

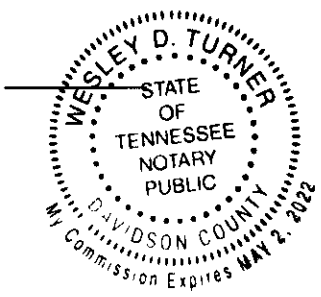
John B. Bearden, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grace Brock Clark and John B. Bearden, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of June, 2020.

Notary Public

My Commission Expires: 

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