WARRANTY DEED

Karen Johnson Davidson County
Batch# 447454 DEEDWARR
07/30/2020 03:09:02 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200730-0084295

STATE of Tennessee
COUNTY of Davidson

THE ACTUAL CONSIDEATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

AFFIANT

Subscribed and sworn to before me this the 28th day of July, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

GARRETT L CROME STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. JULY 03, 2023

THIS INSTRUMENT WAS PREPARED BY
LACKEY & LACKEY, PLLC
Joseph L. Lackey, III, Esq.
40 BURTON HILLS BLVD., SUITE 200
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mr. Bernard C. Clippard, Jr.	Mr. Bernard Clippard, Jr.	091-15-0-331.00
2315 Abbott Martin Road	2315 Abbott Martin Road	
Nashville, Tennessee 37215	Nashville, Tennessee 37215	

For and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, cash in hand, paid by hereinafter named Grantees, the receipt of which is hereby acknowledged, I Brian R. Jenkins, a single man, hereinafter, called Grantor, have bargained and sold, and by these presents do transfer and convey unto Bernard C. Clippard, Jr., a married man, and wife, Frances Lackey Clippard, a married woman, hereinafter, called Grantees, their heirs 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 the southerly 78.0 feet of the northerly 100 x 180 feet of Block No. 31 on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Registers Office for Davidson County. Tennessee.

SAID part of Block 31 fronts 78.0 feet on the westerly side of 48th Avenue, North, formerly 7th Avenue, and extends back between parallel lines with the margin of an alley 100.0 feet to a dead line.

Being the same property conveyed to Brian R. Jenkins, a single man, by Warranty Deed from Lamont Carter, a single person, of record in Instrument No. 20140808-0071726, dated August 8, 2014, said Register's Office of Davidson County, Tennessee.

This being improved property, known as 307 48th Avenue North, Nashville, Tennessee 37209.

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. We do covenant with said Grantees that we are lawfully seized and possessed of land in fee simple, have a good right to convey it. And the same is unencumbered, except for those matters appearing of record and real property taxes. I do

further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against lawful claims for all persons whomsoever. Wherever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Witnessed my hand this the 28th day of July, 2020

Brian R. Jenkins

STATE of Tennessee
COUNTY of Davidson

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

Witness my hand on official seal, this the 28th day of July, 2020.

Notary Public

My Commission Expires: 7/3/23

(SEAL)



RETURN TO:
Lackey & Lackey, PLLC
40 Burton Hills Blvd.
Suite 200
Nashville, TN 37215