WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2020.

Notary Public

COMMISSION EXPIRES: 12/29/20

LISA M. DENNIS TENNESSEE NOTARY PUBLIC COUNTY OF BLOUNT

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 459192 DEEDWARR
08/18/2020 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200818-0092664

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debra M. Clark Kelly L. Clark	Cross Country Mortgage, LLC	083-04-0-089
(NAME)	(NAME)	
2011 McKennell Drive	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ann N. Kirkpatrick and David L. Kirkpatrick, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra M. Clark and Kelly L. Clark, wife and husband ,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 part of Lot Number 81 on the Map of Rosebank Park of record in Book 1835, page 26, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann L. Neeley and husband David L. Kirkpatrick by Warranty Deed from Randall Keith Canter and wife, Leigh Ann Canter, of record in Instrument No. 20041004-0118911, Register's Office for Davidson County, Tennessee, dated September 28, 2004 and recorded October 4, 2004. Ann L. Neeley has since married and now goes by the name of Ann N. Kirkpatrick.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2011 McKennell Drive Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town)(State) (Postal Zip)

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, successors 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, successors 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 12TH day of August, 2020.

Ann N. Kirkpatrick

David L. Kirkpatrick

STATE OF West Virginia
COUNTY OF Harrison

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Ann N. Kirkpatrick and David L. Kirkpatrick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 12th day of August, 2020.

Scott Payton Smith
Notary

Commission Expires: June 19, 2023

OFFICIAL SEAL
Scott Payton Smith
Notary Public
State of West Virginia
My Commission Expires
June 19, 2023
401 W MAIN STREET
BRIDGEPORT, WV 26330

TRUE COPY CERTIFICATION

I, Lisa M. Dennis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Lisa M Dennis 8/18/2020

Signature/Date

State of Tennessee

County of Blount

Personally appeared before me, Candace Clabo, a notary public for this county and state, Lisa M. Dennis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/27/2021.

Notary's Seal:

CANDACE CLABO
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY