Name and Address of New Owner:
Andrea L. Clark and Kelsey Lee Gibbs
1424 Kirkland Avenue
Nashville, TN 37216

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 470119 DEEDWARR
09/04/2020 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20200904-0101116

This Instrument Prepared By:
Greater Nashville Title, LLC (2)
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-07-0-037.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alan Fullerton and wife, Virginia Fullerton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrea L. Clark, an unmarried woman and Kelsey Lee Gibbs, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of L.A. Warren's Re-Subdivision of Block "C" of R.M. Dudley's Subdivision of record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Re-Subdivision plat is dated March 1936 and recorded March 9, 1936.

Said Lot No. 31 fronts the northerly side of Kirkland Avenue for 75 feet, and runs back on the westerly line for 150 feet; thence along the easterly line for 155.4 feet to a rear line measuring 35 feet, according to said Plat. Said property was conveyed by Martha Faye Walden and Ronald W. Walden, husband and wife, to Alan Fullerton and wife, Virginia Fullerton, by deed dated May 1, 2020 recorded August 12, 2020 of record in Instrument No. 20200812-0090072 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha Faye Walden, married, by Warranty deed from Ricky Lee Hite, married, as to His 1\2 Undivided Interest of record in Instrument No. 20190211-0012602 dated February 04, 2019 and recorded on February 11, 2019.

Being the same property conveyed to Martha Faye Walden and Ronald W. Walden, wife and husband, by Quitclaim deed from Martha Faye Walden, married, of record in Instrument No. 20190211-0012603, Register's Office for Davidson County, Tennessee, dated February 04, 2019 and recorded on February 11, 2019.

Being the same property conveyed to Alan Fullerton and wife, Virginia Fullerton, by Warranty Deed from 20200812-0090072, Register's Office for Davidson County, Tennessee, signed May 1, 2020 and recorded August 12, 2020.

Being also known as 1424 Kirkland Avenue, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2020.

Alan Fullerton by Julian Buchi-Fotre, attorney-in-fact (SEAL)
Alan Fullerton by Julian Buchi-Fotre, Attorney-In-Fact

Virginia Fullerton by Julian Buchi-Fotre, attorney-in-fact (SEAL)
Virginia Fullerton by Julian Buchi-Fotre, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of September, 2020, before me personally appeared **Julian Buchi-Fotre** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Alan Fullerton and Virginia Fullerton,** and acknowledged that he executed the same as the free act and deed of the said **Alan Fullerton and Virginia Fullerton.**

Witness my hand and official seal at office at Nashville, Tennessee, this the 1st day of September, 2020.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of August, 2020

Notary Public
My commission expires: May 9th 2023

KENYON J. SALES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

File No. 2020-979

202009040101116

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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 document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY