Karen Johnson Davidson County
Batch# 483006 DEEDWARR
09/25/2020 08:18:16 AM 3 pgs
Fees: $18.00 Taxes: $628.63
20200925-0110252

Prepared By:
Leslie Clark Ledbetter
Attorney at Law
6890 South York Highway
Clarkrange, TN 38553

NEW OWNER:
All Future Tax Notices To:
Bill and Emily Clark
158 Eagle Creek Road
Monroe, TN 38573

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in good consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations not necessary to be herein mentioned, the receipt all of which is hereby acknowledged, **DOUGLAS SCOTT THOMAS and JANET GAIL THOMAS, husband and wife,** has bargained and sold and do hereby transfer and convey unto **WILLIAM ANTHONY CLARK, JR. and wife, EMILY DENISE CLARK,** the following described lots, tracts, or parcels of land, to-wit:

SEE ATTACHED EXHIBIT A

Map/Parcel 064120A90600CO

Previous and last conveyance being the Warranty Deed from Sharon L. Bradshaw and Laurie B. Lee, as Trustees of the Larry N. Bradshaw Family Trust created pursuant to item V of the Last Will and Testament of Larry N. Bradshaw unto Douglas Scott Thomas and Janet Gail Thomas, husband and wife, dated on August 9, 2018 and recorded on August 20, 2018 as Instrument Number 20180820-0082217, Register's Office of Davidson County, Tennessee.

This instrument was prepared based on the information that was provided by Grantor. Unless a separate signed document is provided by preparer, no representation is made as to the accuracy to the description or the status of the title of said real property.

TO HAVE AND TO HOLD, the above described real estate unto **WILLIAM ANTHONY CLARK, JR. and wife, EMILY DENISE CLARK,** his/her/their heirs and assigns forever, hereby covenanting that **DOUGLAS SCOTT THOMAS and JANET GAIL THOMAS, husband and wife,** is lawfully seized and possessed of the same, that it is unencumbered except as herein stated and the current year taxes, that they have a good right and lawful authority to sell and convey the same, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

▶WITNESS my hand this the 17 day of Sept., 2020.

Douglas Scott Thomas
DOUGLAS SCOTT THOMAS

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public, personally appeared DOUGLAS SCOTT THOMAS, with whom I am personally acquainted, the within named bargainer, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Hermitage, TN this the 17th day of September, 2020.

Emily Myers
NOTARY PUBLIC
My commission expires: 10/2/2023

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

▶WITNESS my hand this the 17 day of Sept, 2020.

Janet Gail Thomas
JANET GAIL THOMAS

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public, personally appeared JANET GAIL THOMAS, with whom I am personally acquainted, the within named bargainer, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Hermitage, TN this the 17th day of September, 2020.

Emily Myers
NOTARY PUBLIC
My commission expires: 10/2/2023

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $169,900.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Leslie Lalbutt
Affiant

Subscribed and sworn to before me this
23 *day of* Sept., *2020.*

Roxie Martin
Notary
Commission expires: 6-26-22

SEAL

ROXIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
FENTRESS COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 906 on the Plan of Section 2, Fox Run Condominiums, of record in Book 5200, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharon L. Bradshaw and Laurie B. Lee, as Trustees of The Larry N. Bradshaw Family Trust created pursuant to Item V of the Last Will and Testament of Larry N. Bradshaw by Personal Representative's Quitclaim Deed from Sharon L. Bradshaw, as Personal Representative of the Estate of Larry N. Bradshaw, dated March 10, 2006 and recorded March 16, 2006 of record in Instrument No. 20060316-0030599, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry N. Bradshaw by Quitclaim Deed from Sharon Lee Bradshaw, dated May 25, 2001 and recorded June 7, 2001 of record in Instrument No. 20010607-0060203, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry N. Bradshaw and wife, Sharon Lee Bradshaw by Warranty Deed from David R. Llewellyn, unmarried, dated November 5, 1986 and recorded December 29, 1986 of record in Book 7082, Page 645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 5200, Page 148, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 5535, Page 713 and Correction recorded in Book 5895, Page 516 and Book 5936, Page 301 and Amendment recorded in Book 6370, Page 817 and Book 8510, Page 95, Register's Office for Davidson County, Tennessee; Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances recorded in Instrument No. 20100623-0048918 in the Register's Office of Davidson County, Tennessee; Bylaws of record in Book 4956, Page 590, and Amendment recorded in Book 5548, Page 852 and Book 5564, Page 582 and Book 5896, Page 1 and Book 8510, Page 100 and Instrument No. 20120620-0053936, Register's Office for Davidson County, Tennessee; Charter of Fox Run Condominium Homeowners' Association of record in Book 5208, Page 188, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

906 Old Fountain Place, Hermitage, TN 37076