Karen Johnson Davidson County
Batch# 487055 DEEDWARR
10/01/2020 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20201001-0113231

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014393

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Emily Dudley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2020.

Julie Bailey
NOTARY PUBLIC

My commission expires: 9/2/2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Chad Currie 234 Amherst Drive Nashville, TN 37214	SWBC Mortgage Corporation 117 Seaboard Ln. Ste F205 Franklin, TN 37067	095-02-0-084.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($369,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARDON CONSTRUCTION, INC.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SAMUEL CHAD CURRIE, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Walnut Grove of record in Book 2133, page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mardon Construction, Inc. from Mabel Clodfelter, Trustee under the Revocable Trust Agreement of Mabel Clodfelter, dated April 3, 2013, by Warranty Deed dated February 7, 2020 and recorded February 11, 2020 in Instrument #20200211-0015562, said Register's Office.

Being the same property conveyed to Mabel Clodfelter, Trustee under the Revocable Trust Agreement of Mabel Clodfelter, dated April 3, 2013, from Mabel P. Clodfelter, a widow, by Quitclaim Deed dated April 3, 2013 and recorded April 9, 2013 in Instrument #20130409-0035174, said Register's Office.

The address of the herein described property is believed to be 234 Amherst Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of September, 2020.

MARDON CONSTRUCTION, INC.,

BY: MARK MILLER
ITS: President

STATE OF Georgia
COUNTY OF Cherokee

Personally appeared before me, a Notary Public, of said County and State, Mark Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of MarDon Construction, Inc., the within named bargainor and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as, President.

WITNESS my hand and seal, this the 28 day of September, 2020.

Notary Public
My commission expires: 7-11-2024

AMY MARANO NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA

True Copy Certification

I, **Angie Lawless**, 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 document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022