Bk 36

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030946** Karen Johnson Davidson County Batch# 537217 **DEEDWARR** 12/17/2020 02:08:28 PM 2 pgs Fees: $13.00 Taxes: $4,070.00 20201217-0149622	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2020. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 1, 2024

WARRANTY DEED

Address New Owner: Thomas Michael Clinard and Cynthia H. Clinard 1006 Gilmore Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 01 0 189.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James W. Bewley and Tabetha A. Bewley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Michael Clinard and Cynthia H. Clinard, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 and the Easterly 1/2 of Lot No. 48 on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Bewley and Tabetha A. Bewley, by Warranty Deed from Middle Tennessee Holdings, LLC, of record in Instrument No. 20081008-0102089, in the Register's Office of Davidson County, Tennessee, dated October 06, 2008, and recorded on October 08, 2008.

James W. Bewley and Jimmy Bewley are one in the same.

Tabetha A. Bewley and Tabby Bewley are one in the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Montrose Place, as recorded in Plat Book 57, Page(s) 93.

This is improved property located at 1006 Gilmore Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2020.

James W. Bewley by WC, Attorney in Fact
James W. Bewley
By: Will Chapman, Attorney in Fact

Tabetha A. Bewley by WC, Attorney in Fact
Tabetha A. Bewley
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for James W. Bewley and Tabetha A. Bewley and that he is authorized by James W. Bewley and Tabetha A. Bewley to execute this instrument on their behalf.

WITNESS my hand, at office, this 16th day of December, 2020.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public