Bof 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,455,000.00

Affiant

Subscribed and sworn to me on December 16, 2020.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 538543 DEEDWARR
12/21/2020 08:28:08 AM 2 pgs
Fees: $13.00 Taxes: $5,383.50

20201221-0150683

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34031

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William R. Stejskal, III Jean Stejskal 853 Glendale Lane Nashville, TN 37204	SAME AS NEW OWNERS	132-6-023-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas Michael Clinard and Cynthia Clinard, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto William R. Stejskal, III, and Jean Stejskal, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Orr Manor of record in Book 1916, page 191, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Glendale Lane, at the common corner of Lots 6 and 7; thence with the line between said lots, southerly 447.7 feet to a point in the northerly line of Lot 9; thence with the line between Lots 7 and 9, easterly 93 feet to a concrete monument in the west line of the Benedict property; thence with Benedict's west line, northerly 57.3 feet to the common corner of Lots 7 and 8; thence with the line between Lots 7 and 8, northerly 414.7 feet to the southerly margin of Glendale Lane; thence with the margin of said lane, southerly 138 feet to the beginning.

Being the same property conveyed to Thomas Michael Clinard and Cynthia Clinard, husband and wife. by Warranty Deed dated November 13, 2014 and recorded November 14, 2014 from Gina M. Whitney, married, of record as Instrument No. 20141114-0105274, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 6296, page 962, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 853 Glendale Lane, Nashville, TN 37204.

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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this 16th day of December, 2020.

Thomas Michael Clinard

Cynthia Clinard

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 16, 2020, before me personally appeared Thomas Michael Clinard and Cynthia Clinard to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on December 16, 2020.

NOTARY PUBLIC

TODD BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021

My Commission Expires: 9/7/21