Karen Johnson Davidson County
Batch# 724882 DEEDWARR
09/27/2021 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20210927-0129690

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36581-08-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 20th day of September, 2021. Notary Public My Commission Expires: 5-30-2023

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Clement 2803 Vaulx Lane Nashville, TN 37204	**American Pacific Mortgage Corp** **555 Menlo Dr.** **Ste. A** **Rocklin, CA 95765**	Map and Parcel No.: 118 02 0 120.00

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, Rachel Claire Robbins, a single woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Robert Clement, an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2803 Vaulx Lane, Nashville, Davidson County, Tennessee 37204.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 20th day of September, 2021.

GRANTOR:

Rachel Claire Robbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Claire Robbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2021.

Notary Public
My Commission Expires: 3/6/2024

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot 12, on the Plan of The First Subdivision of The W.T. Berry Estate Section No. 2, as shown on plat of record in Plat Book 1130, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Claire Robbins, a single person, by Warranty Deed from Matt Lehman and wife, Amber Lehman, of record in Instrument No. 20130603-0055734, in the Register's Office of Davidson County, Tennessee, dated May 30, 2013 and recorded on June 03, 2013.

This conveyance is made subject to:

1. State, County, and City general or special taxes and assessments required to be paid in the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The First Subdivision of The W.T. Berry Estate Section No. 2, as recorded in Plat Book 1130, Page(s) 8.
3. Easement for the flow of the waters of the unknown river (or creek), and the rights of the public therein.
4. Rights of upper and lower riparian owners to the flow of the waters of the unknown river (or creek), free from diminution or pollution.

Certification of Recorded Documents

I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 23, 2021.

(AFFIANT) – Aubrey Seavers

09/23/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 23rd day of September, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY