WARRANTY DEED

Karen Johnson Davidson County
Batch# 763433 DEEDWARR
11/30/2021 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $779.22
20211130-0158087

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company	OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company	Parcel ID: 129 15 0A 046.00
(NAME) 2150 E. German Road	(NAME) 2150 E. German Road, Suite 100	
(ADDRESS) Chandler, AZ 85286	(ADDRESS) Chandler, AZ 85286	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeff Clanton and Pamela Clanton, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 46 of Belle Meade Highlands Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111; as amendment to By-Laws recorded in Instrument No. 20071025-0126213; as Appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said units.

Being the same property conveyed to Jeff Clanton and Pamela Clanton, husband and wife, by Warranty Deed from Winifred June Kane, of record in Instrument No. 20150729-0074764, in the Register's Office of Davidson County, Tennessee, dated July 22, 2015 and recorded on July 29, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 21 Vaughns Gap Rd Apt 46, Nashville, TN 37205

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 we do covenant with the said Grantees that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 our hands this 22nd day of November 2021

Jeff Clanton

Jeff Clanton

Pamela Clanton

Pamela Clanton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jeff Clanton and Pamela Clanton, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of November, 2021.

Notary Public

My Commission Expires: 3-1724

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 11/22/2021.

Date

Jamika Jones
Affiant Signature

11/23/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23rd day of NOVEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY