STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$870,000.00** (Eight Hundred Seventy Thousand).

Candace C Surface
AFFIANT

Subscribed to and sworn before me this 5th day of January, 2023.

9-7-26
NOTARY PUBLIC MY COMMISSION EXPIRES:

GRADY P. VAUGHN III STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 958807 **DEEDWARR**
01/06/2023 11:37:40 AM 2 pgs
Fees: $13.00 Taxes: $3,219.00

20230106-0001292

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:		
GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Candace C. Surface and James L. Surface 2515 Ashwood Avenue Nashville, TN 37212	**SAME AS NEW OWNER**	10415006800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BERNARD COLE CLIPPARD, JR. AND FRANCES LACKEY CLIPPARD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CANDACE C. SURFACE AND JAMES L. SURFACE, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 the Westerly part of Lot 52, on the plan of Sunset Place, as shown on plat of Record in Plat Book 3500, Page 34, in the Register's office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

Said part of lot Fronts 54.7 feet on the Southerly side of West Ashwood, formerly "A" Street, and runs back between parallel lines 160.5 feet to a line in the rear which measures 57.7 feet thereon.

Being the property conveyed to Bernard Cole Clippard, Jr. and Frances Lackey Clippard, husband and wife, by deed from Dylan Q. Riley, a married man, of record in Instrument No. 20220422-0046991, dated April 19, 2022 and recorded on April 22, 2022 and Deed of Correction, correcting the legal description, recorded in Instrument No. 20220630-0076009, dated June 9, 2022 and recorded on June 30, 2022, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2515 ASHWOOD AVENUE** **NASHVILLE, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 5th day of January, 2023

Bernard Cole Clippard, Jr.

Frances Lackey Clippard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of January, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bernard Cole Clippard, Jr. and Frances Lackey Clippard** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of January, 2023.

Notary Public

Commission Expires: 9-7-26

GRADY P. VAUGHN III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY