Karen Johnson Davidson County
Batch# 994655 DEEDWARR
04/20/2023 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,774.12
20230420-0029307

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,491.00.

X _____
Affiant

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2023.

_____
Notary Public
MY COMMISSION EXPIRES: 4/28/26
File No. 22-16982

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Victoria Franz and Matthew Meincke (NAME)	Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage (NAME)	32-16-A-86 CO
2036 Creekland View Boulevard (STREET ADDRESS)	PO Box 202129 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Florence, SC 29502 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Clayton Properties Group, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victoria Franz and Matthew Meincke, wife and husband**, 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:

Being Lot No. 86, on the plan of Heritage Creek, Phase 1A, as shown by plat of record in Plat Instrument No. 20211110-0149949, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee Business Corporation, by Special Warranty Deed from Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watson, Co-Successor Trustees of the Testamentary Trusts Under the Last Will and Testament of Mary Dunn Galbreath FBO Edward C. Galbreath, Jr., Dated September 19, 2005, The Galbreath Family General Partnership, a Tennessee General Partnership, and Edward C. Galbreath, Jr., a resident of the state of Tennessee, of record in Instrument No. 20200131-0011678, in the Register's Office of Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 2036 Creekland View Boulevard, Nashville, TN 37207.

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. 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 my/our hand(s) this 20 day of April, 2023.

Clayton Properties Group, Inc., a Tennessee Corporation

By: Kelsey Ward
Kelsey Ward, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Kim Perry of the state and county mentioned, personally appeared Kelsey Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Clayton Properties Group, Inc., the within named bargainor, a Corporation, and that such Kelsey Ward as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand and seal, at office this 20th day of April, 2023.

Kim Perry
Notary Signature

Printed Name: Kim Perry

My commission expires: 3/1/25

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/20/23 (date of document).

Affiant Signature

4/20/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY