loor, L & C Tower
Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-16-15 91-16-16	Mr. Scott Clayton	Mr. Scott Clayton Suite 1725 - One Commerce Pl. Nashville, TN. 37239
FIELD BOOK NUMBER(S) 12W-1870 12W-1880	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4403-05 Charlotte Avenue	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

DOROTHY G. TATE and husband, WILSON C. TATE, SR.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SCOTT CLAYTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot "A" on the Plat of Charlotte Park Co.'s First Addition to Nashville, as of record in Book 57, page 103.

Said lots, parcels 15 and 16, front 100 feet on the southerly margin of Charlotte Avenue and extend back between parallel lines 150 feet on the side lines, to a line in the rear on which it measures 100 feet.

Being the same property conveyed to Dorothy G. Tate, by deed from The Smith Company, Inc., a Tennessee corporation, as of record in Book 5183, page 936.

Wilson C. Tate, Sr., husband of Dorothy G. Tate, joins in this instrument for the purpose of conveying any and all right, title and interest he may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 6th day of November, 1981.

Wilson C. Tate, Sr.

Dorothy G. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5817 PAGE 106

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Dorothy G. Tate the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, Tennessee, this, the 5 day of November, 1981.

My commission expires: July 28, 1985

Anne Bjoren
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Wilson G. Tate, Sr. the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 5 day of November, 1981.

My commission expires: July 28, 1985

Anne Bjoren
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$65,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 1981

MY COMMISSION EXPIRES 7-21-85 (AFFIX SEAL)
Notary Public

WARRANTY DEED

FROM DOROTHY G. TATE AND HUSBAND

TO SCOTT CLAYTON

G 6 7 4 0 9

IDENTIF. REFERENCE

Nov 9 12 36 PM '81

FEE & TAX PAID
REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires:

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5817 PAGE 107

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 175.50-	
7197A	11/09/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G67409

IDENTIF. REFERENCE

Nov 9 12 36 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852342