WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 1999.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/9/2001

WANDA F. NOKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 10-9-2001

BRADER-N-99804

THIS INSTRUMENT WAS PREPARED BY:

Middle Tennessee Escrow Company
113 Hazel Path
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kevin R. Brader & wife, Eileen A. Brader	Owner	
(NAME)	(NAME)	
2001 Otter Valley Lane		145-09-0-008
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEVEN E. CLIFTON AND WIFE, SHARON MARSHALL CLIFTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KEVIN R. BRADER & WIFE, EILEEN A. BRADER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County Tennessee, being Lot No. 31 on the Plan of Otter Creek Hills, of record in Book 2900, pages 110 and 111, Register's Office for Davidson County Tennessee, being more particularly described as follows:

Beginning at a point in the northerly margin of East Ashland Drive at the corner of Lots 31 and 32, thence eastwardly with said Drive, 82.7 feet to a monument; thence around a curve in a northerly direction 37.6 feet to a monument in the westerly margin of Otter Valley Lane; thence northerly with said Lane, 250 feet to the corner of Lot Nos. 30 and 31; thence westerly with the dividing line of these lots, 325 feet to a point in the easterly line of Lot No. 32; thence southeasterly with the dividing line of Lot Nos. 31 and 32, 361 feet to the point of beginning.

Being the same property conveyed to Steven B. Clifton and Sharon Marshall Clifton, husband and wife, by Warranty Deed from James F. Vienneau and wife, Joan M. Vienneau, executed July 5, 1995, filed of record July 6, 1995, in Book 9723, Page 912, Register's Office for Davidson County Tennessee.

Subject to all facts and matters as shown in Plat Book 2900, Pages 110 and 111, said Register's Office.

Subject to Restrictive Covenants of record in Book 3255, Page 387, said Register's Office.

MAIL ENV.

99 SEP 15 AM 9:57

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

0635924

FEE PAID FOR REFERENCE

unimproved ( )
This is improved (X) property, known as 2001 Otter Valley Lane, Nashville, Tennessee 37215
(House Number) (Street) (P O Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 10th day of September, 1999.

Steven E. Clifton

Sharon Marshall Clifton

01 03CHECK 1392.95

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Steven E. Clifton and wife, Sharon Marshall Clifton, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 1999.

My Commission Expires

GEORGE WOODS SR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. OCT 7, 2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 10th day of September, 1999.

My Commission Expires _____

_____
Notary Public

RETURN TO:

Middle Tennessee Escrow Company

☐ 113 Hazel Path
Hendersonville, Tennessee 37075

☐ 3401 West End Avenue, Suite 192W
Nashville, TN 37023

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11662 PAGE 522

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0635924

REFERENCE

99 SEP 15 AM 9:57

REGISTER
DAVIDSON CO. TN.

CAMT	373500.00
CON TX	1381.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1392.95
CHECK	1392.95

09/15/99 01 10:00 0001 8516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516489