Davidson County DEEDWARR
Recvd: 12/09/03 09:04 2pgs
Fees:13.00 Taxes:1058.20

20031209-0176225

# RANTY DEED

G#2344-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 286,000.00

Carrie Bunce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF December, 2003

Shawn Daniels
Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: | MAP, PARCEL NUMBER |
|---|---|---|
| Lesley Martin (NAME) | (NAME) | MAP 118-13-0 |
| 3660 Mayflower Place (ADDRESS) | (ADDRESS) | PARCEL 220.00 |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | [FB #16DA-14900] |

FOR AND 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, WE, Janye Renee Moore Clary and Kelly S. Clary, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lesley Martin

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 Lot No. 11 on the Plan of Green Acres Subdivision, as of record in Book 1424, Page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Janye Renee Moore and Kelly S. Clary, both single persons, as joint tenants with the right of survivorship, by Warranty Deed from Gregory Haynie Hill and wife, Shannon Rhodes Hill, of record in Instrument No. 20000324-0030177, Register's Office for Davidson County, Tennessee. The parties having since married and Janye Renee Moore now being Janye Renee Moore Clary.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantors herein.

THIS instrument is being executed in behalf of Janye Renee Moore Clary pursuant to a Power of Attorney executed by same on the 24th day of November, 2003, of record in Instrument No. 20031209-0176224, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3660 Mayflower Place, Nashville, TN 37204
(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 our hand s this 1st day of December, 2003

Janye Renee Moore Clary
By: Janye Renee Moore Clary
Kelly S. Clary, ATTY IN FACT
Kelly S. Clary, Attorney-in-fact

Kelly S. Clary
Kelly S. Clary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly S. Clary

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2003

Commission expires 5/30/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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, a _____, 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 _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 1st day of December, 2003, before me personally appeared Kelly S. Clary to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janye Renee Moore Clary and acknowledged that he executed the same as the free act and deed of said Janye Renee Moore Clary.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: 5/30/07

Notary Public