Davidson County DEEDWARR
Recvd: 05/05/05 15:30 2 pgs
Fees:13.00 Taxes:769.60
20050505-0050975

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Jonathan M. Clements
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD H. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jonathan M. Clements and Melissa Clements
512 Call Place
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-12-0-B-305

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald E. Miller, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Jonathan M. Clements and wife, Melissa Clements** hereinafter referred to as 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. 483 on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, page 6; amended in Book 7900, page 661, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald E. Miller and Gary D. Hughes, both unmarried as tenants in common with the right of survivorship by warranty deed from Yazdian Construction, Inc. of record in Book 9744, page 372, Register's Office for ~~Williamson~~ Davidson County, Tennessee and Gary D. Hughes having quitclaimed his interest to Ronald E. Miller, an unmarried man of record in Book 10341, page 588, Register's Office for ~~Williamson~~ Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 6, and amended in Book 7900, page 661, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, page 170, Book 9227, page 681, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

Deed conveying Open Space to Homeowners Association of record in Book 8154, page 304, Register's Office for Davidson County, Tennessee.

Deeds of record in Book 8377, page 769, and Book 8377, page 808, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 512 Call Place, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 25th day of April, 2005.

Ronald E. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald E. Miller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2005.

Notary Public

My Commission Expires: 11/7/08

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