File No. 250401084

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/05 11:05 2 pgs
Fees:13.00 Taxes:647.50

20050516-0054771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00**

Todd Clodfelter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2005.

Kathy J. Byers
NOTARY PUBLIC AT LARGE

My Commission Expires September 24, 2005
STATE OF TENNESSEE
Notary Public

MY COMMISSION EXPIRES: 9-24-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd W. Clodfelter	**New Owners**	**093-14-0-573**
(NAME)	(NAME)	
615 9th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Olympic Trophy Co., Inc.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd W. Clodfelter, and wife, Kimberly Charise Clodfelter and Billy J. Hall, and wife, Mary R. Hall**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2, Section Sixty-Eight, Edgehill Estates, of record in Book 4595, Page 156, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the westerly margin of 9th Avenue South, as relocated; thence with the margin of said Avenue around a slight curve to the left with a radius of 325 feet, a distance 71.25 feet to a concrete monument; thence N 6 deg. 19' 45" East, 30 feet to a concrete monument; thence leaving said Avenue, N 83 deg. 40' 15" West, 140 feet to an iron pin in the easterly margin of Alley 231; thence with the margin of said alley, S 6 deg. 19' 45" West, 30 feet to a concrete monument at the beginning of a curve; thence around said curve to the right, with a radius of 185 feet, a distance of 40.56 feet to an iron pin; thence leaving said alley, S 71 deg. 06' 34" East, 140 feet to the point of beginning.

Being the same property conveyed to Olympic Trophy Company, Inc., by deed from John G. Doak, Trustee, of record in Book 6099, Page 251, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **615 9th Avenue South, Nashville, TN 37203**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of May, 2005.

Olympic Trophy Co., Inc.

By: William F. Clodfelter
William Clodfelter, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **WILLIAM CLODFELTER** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be **PRESIDENT** of **OLYMPIC TROPHY CO., INC.**, the within named bargainer, a corporation and that he as such PRESIDENT executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 12th day of May, 2005.

Commission expires: 9/24/05

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

File Number: 250401084

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072