# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090067165 DEEDWARR
Recvd: 10/02/09 12:11 2 pgs
Fees:13.00 Taxes:1850.00
20091002-0091640

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/26/10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George M. Clements | new owner | 116 04 0 113 |
| (NAME) 710 Clearview Drive | (NAME) | 116 04 0 097 |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) | 116 04 0 098 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, G. Paul Clements, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George M. Clements and wife, Natalie Kay Lund Clements, 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:

Parcel 1:
Land in Davidson County, Tennessee, being Lot No. 45 of the Map of Clearview Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and Lots 35 to 41 inclusive of the Kenner Manor Subdivision, as of record in Book 843, page 8, Register's Office for said County. Said Lot No. 45 fronts 108.9 feet on the Easterly side of Clearview Drive and extends back 96 feet on the Northerly line and 65.8 feet on the Southerly line of the Westerly line of Lots 42 and 43, measuring 135.8 feet thereon.

Parcel 2:
Land in Davidson County, Tennessee, being Lots 43 and 44 on the Map of Clearview as of record in Book 843, page 8, Register's Office for said County.

Said Lot No. 43 fronts 90 feet on the Westerly side of Crescent Road and runs back 93.7 feet on the Northerly line and 69.6 feet on the Southerly line to a dead line and measures 86.5 feet thereon.

Said Lot No. 44 is described as follows: Beginning at a point in the East line of Clearview Drive, the common corner of Lots 44 and 45; thence Southwardly along the East line of said drive, 96.8 feet to a point at the beginning of a curve; thence around said curve in a Southeasterly direction 41.8 feet to a point in the Northwesterly margin of Crescent Road; thence with the margin of said road Northeastwardly 119.2 feet to a point in the same, the common corner of Lots 43 and 44; thence with the line between said two lots, Westwardly 69.6 feet to a point, the common corner of Lots 43, 44 and 45; thence with the line between said Lots 44 and 45, Westwardly 65.8 feet to the point of beginning.

Being a portion of the same property conveyed to Katherine K. Clements by deed from Hattie M. Wilkerson, of record in Book 1422, page 281, and a portion of the property conveyed to George Paul Clements and wife, Katherine Kennedy Clements by deed of record in Book 1349, page 597, said Register's Office. The said George Paul Clements having predeceased his wife, Katherine Kennedy Clements. The said Katherine Kennedy Clements having died, leaving a will which has been probated and recorded in Will Book 190, page 511, Probate Court, Davidson County, Tennessee. The subject property was further conveyed by G. Paul Clements, Jr., as Executor of the Estate of Katherine K. Clements to Suntrust Bank,

Nashville, N.A., as Trustee of the Katherine K. Clements Revocable Trust dated March 29, 1993 by deed of record as Book 10375, page 133, dated March 7, 1997, said Register's Office. Subject property was further conveyed to G. Paul Clements, Jr. and Ruth Clements, as Co-Trustees of the G. Paul Clements Generation Skipping Trust Established under the Katherine K. Clements Revocable Trust dated March 29, 1993 by deed of record in Book 10376, page 577, dated March 7, 1997, said Register's Office. Subject property was further conveyed to G. PAUL CLEMENTS, JR. by deed of record as Instrument No. 20060622-0074465, dated June 15, 2006, said Register's Office.

This conveyance is subject to: 2009 taxes, a lien, but not yet due and payable; and all matters appearing on the Map of Clearview Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and Lots 35 to 41 inclusive of the Kenner Manor Subdivision, as of record in Book 843, page 8, Register's Office for said County.

unimproved
This is improved **X** property, known as 710 Clearview Drive, Nashville, TN 37205
(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 hand this 29th day of September, 2009.

G. Paul Clements, Jr.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. Paul Clements, Jr., the within named 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, this 29th day of September, 2009.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/20/10