WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090070631 DEEDWARR
Recvd: 10/16/09 13:43 2 pgs
Fees:13.00 Taxes:821.03
20091016-0096056

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jenny Andrews	F&M Bank	08208032500
(NAME)	(NAME)	
942 W. Eastland Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37040	
(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, I, Tony Clouse, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jenny Andrews, an unmarried individual, HEREINAFTER CALLED THE GRANTEES, ~~HER~~ 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. 4 of Block "G" on the Plan of East Wood Addition, Dr. E. T. Brown's Resubdivision of the Stratton and Seymour and L. T. Baxter Lands, as of record in Book 332, Page 63 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Melissa Wall Clouse by Deed from Nathan Wall of record in Book 8113, Page 98, Register's Office for Davidson County, Tennessee dated May 18, 1990. Tony Clouse and Melissa Wall Clouse having since divorced. The said Melissa Wall Clouse a/k/a Melissa Ann Clouse, a/k/a Melisse Wall Clouse, a/k/a Melisse W. Clouse conveyed all her right title and interest in and to herein described property to Tony Clouse, a/k/ a Tony Ray Clouse, a/k/a Tony R. Clouse by Quitclaim Deed of record in Book 11494, Page 796, Register's Office for Davidson County, Tennessee dated May 26, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF EAST WOOD ADDITION, DR. E. T. BROWN'S RESUBDIVISION OF THE STRATTON AND SEYMOUR AND L. T. BAXTER LANDS, OF RECORD IN BOOK 332, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 942 West Eastland Avenue, Nashville, TN 37206
(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 16th day of October, 2009.

Tony Clouse

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of October, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tony Clouse**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 20, 2010

Deanie L. Gregory
Notary Public

