KP

SPECIAL WARRANTY DEED

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF October, 2009

Notary Public

MY COMMISSION EXPIRES: 9-3-2012
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090074737 DEEDWARR
Recvd: 11/03/09 09:57 2 pgs
Fees: 13.00 Taxes: 61.05
20091103-0101318

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9857

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Clouse	TONY Clouse	043-14-0 119.00
(NAME)	(NAME)	
129 Lanier Drive	134 Hills Hollow Rd.	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Goodlettsville, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank of the West, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tony Clouse, A Single person

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Lot Number 5 on the unrecorded Map of Margaret L. Dickenson's Subdivision, and being more particularly described as follows:

Beginning at a point in the East margin of Lanier Drive at the corner of Lot Numbers 4 and 5; thence with the line between said lots Easterly 219.1 feet to the West margin of Hailey's Subdivision; thence with the same South 18 degrees 45 minutes East 50 feet to the corner of Lot Numbers 5 and 6; thence with the line between said Lots, Westerly 220.8 feet to the East line of Lanier Drive; thence with the margin of Lanier Drive, North 11 degrees 45 minutes West 50 feet to the beginning.

Being the same property conveyed to Bank of the West by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated February 10, 2009 and recorded February 13, 2009 in Instrument Number 20090213-0012725, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 129 Lanier Drive Madison 37115
improved
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Tony Clouse, and his/her/their assigns, forever.

Said Bank of the West, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bank of the West, has executed this deed this 8th day of October, 2009

Bank of the West

By John A Matuszeski, V.P.

STATE OF Nebraska

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared John A. Matuszeski, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Bank of the West, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 8th day of October, 2009

Notary Public

My Commission expires: 12-14-11

JENNIFER E. LINDSAY
General Notary
State of Nebraska
My Commission Expires Dec 14, 2011

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9857