WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100022555 DEEDWARR
Recvd: 04/16/10 09:17 2 pgs
Fees: 13.00 Taxes: 1393.75

20100416-0028646

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$376,688.00.**

Melanie Beaty
Affiant

Subscribed and sworn to before me this 15th day of April, 2010.

Carolyn Christoffersen
Notary Public
My Commission expires: 09/30/2013
(Affix Seal)

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
James Michael Clemons	New Owner	118-02-0-154.00
815 Horner Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **815 Horner, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Michael Clemons**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 50 on the plan of Kirkwood Heights, Section 4, of record in Book 1130, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to 815 Horner, LLC, from WHS Properties, LLC, by deed on September 28, 2009, of record in Instrument Number 20090929-0090417, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 1130, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **815 Horner Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 15, 2010.

815 Horner, LLC

BY: _____
Moyo Brown Suarez, Member

Member

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15 day of April, 20 10, before me, appeared **Moyo Brown Suarez**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a member of **815 Horner, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Moyo Brown Suarez**, acknowledged said instrument to be the free act and deed of said corporation (or association).

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

Elizabeth Maison My Commission Expires: 4.15.12

NOTARY PUBLIC

