Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1327

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Carol Tate and Erin Tate and David Scott Foster, wife and husband, as joint tenants with right of survivorship, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto John Clay,* [redacted], hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

* aka John W. Clay, III

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harpeth Trace Estates, Phase II as of record in Plat Book 5200, pages 556 thru 558, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Carol M. Tate (93.5% interest) and Erin Tate and David Scott Foster, husband and wife, as joint tenants with right of survivorship (6.5% interest) by Quitclaim Deed of record in Instrument No. 20100824-0067060, Register's Office for Davidson County, Tennessee. Furthermore being the same property conveyed to Chester Neal Tate and wife, Carol M. Tate, by deed from Timothy W. Light and wife, Rachel B. Light, of record in Instrument No. 20030702-0091935, said Register's Office. The said Chester Neal Tate having died on September 13, 2009, and whose Will is being probated in the Probate Court of Davidson County, Tennessee, under Docket Number 09P1508, and said property having passed to Carol M. Tate as his surviving spouse.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 512 Harpeth Oaks Court, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of November, 2010.

Carol Tate

Carol Tate

Erin Tate

David Scott Foster

BILL GARRETT, Davidson County
Trans:T20100076001 DEEDWARR
Recvd: 12/02/10 12:15 2 pgs
Fees:13.00 Taxes:1119.25

20101202-0095968

State of Texas)
County of Dallas)

On this 22nd day of November, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carol Tate and Erin Tate and David Scott Foster, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Virgil T. Flood
Notary Public

My Commission Expires: 1-18-2011

VIRGIL T. FLOOD
Notary Public, State of Texas
My Commission Exp. 01-18-2011

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 302,500.00.

Affiant

Sworn and subscribed before me on this the 24 day of November, 2010.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. ELLIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:
John Clay
[redacted]
Nashville, TN 37221
136 Cheek Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Same

TAX MAP-PARCEL #:
143-06-A-65CO