BILL GARRETT, Davidson County
Trans:T20100080339 DEEDWARR
Recvd: 12/21/10 14:57 2 pgs
Fees:13.00 Taxes:1110.62

20101221-0101553

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $300,166.95.

Affiant

Sworn to and subscribed before me this 20th day of December, 2010.

NOTARY PUBLIC

MAXINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7/7/2014

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Charles R. Shacklett, etux	Same	15802001200
P.O. Box 101188		
Nashville, TN 37224		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julie S. Clay, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Charles R. Shacklett and wife, Brenda Shacklett**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 706 on the Plan of Hillsboro Park, Section VII, as of record in Book 2330, page 106, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 706 fronts 196 feet on the northerly side of Gardendale Drive, and runs back between lines 365.9 feet on the westerly line and 396 feet on the easterly line, to a dead line in the rear, on which it measures 199 feet.
>
> Being the same property conveyed to Keith B. Clay and wife, Julie S. Clay, by deed from Thomas N. Gibson and wife, Kathlene B. Gibson, of record in Book 11007, page 147, Register's Office for Davidson County, Tennessee, the parties having since divorced, said divorce decree being of record in Instrument No. 20100923-0075748, said Register's Office, the said Keith B. Clay having quitclaimed his interest in said property to Julie S. Clay by deed of record in Instrument No.20101214-0099443, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 6211 Gardendale Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 20th day of December, 2010.

JULIE S. CLAY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Julie S. Clay**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of December, 2010.

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14