This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $179,000.00.

Affiant

Subscribed and sworn before me this the 24th day of March, 2011.

Notary Public
My commission expires:
11/7/12

BILL GARRETT, Davidson County
Trans:T20110017517 DEEDWARR
Recvd: 03/25/11 10:00 2 pgs
Fees:13.00 Taxes:662.30
20110325-0023073

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rodney Clawson 1400 Overton Street Old Hickory, TN 37138	New Owner	53-3-258

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY R. TUNNEY AND WIFE, LAUREN J. TUNNEY AND LINDA A. HARBIN, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RODNEY CLAWSON AND WIFE, NICOLLE CLAWSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 167, on the Plan of Village of Old Hickory, Section B, of record in Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey R. Tunney and wife, Lauren J. Tunney & Linda A. Harbin, married as joint tenants with rights of survivorship with the remainder to survivor in fee by Warranty Deed from Rachel Sanderson, now married and known as Rachel Sanderson Hester of record in Instrument No. 20061206-0150698; dated November 30, 2006; said Register's Office for Davidson County, Tennessee.

This property is not a marital residence of Linda A. Harbin and as such is not subject to any homestead, dower or other marital interest.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1400 Overton Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 24th day of March, 2011.

Jeffrey R. Tunney

Lauren J. Tunney

Linda A. Harbin by Lauren J. Tunney As Her Attorney in Fact
Linda A. Harbin
By Lauren J. Tunney As Her Attorney In Fact

Roger Hester by Lauren J. Tunney his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey R. Tunney and Lauren J. Tunney, , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2011.

My commission expires:
11/7/12

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of March, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Lauren J. Tunney with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person Linda A. Harbin, by Power of Attorney dated March 20, 2011, and who acknowledged that he executed the same as the free act and deed of _Linda A. Harbin.

Witness my hand and official seal this 24th day of March, 2011.

My Commission Expires:
11/7/12

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of March, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Lauren J. Tunney with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person Roger Harbin , by Power of Attorney dated March 20, 2011, and who acknowledged that he executed the same as the free act and deed of Roger Harbin.

Witness my hand and official seal this 24th day of March, 2011.

My Commission Expires:
11/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY