Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $62,500.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2011.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

05-1104-65216

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel Rodriguez	OWNER	61-16-0-277
1433 Norvel Avenue #B	5016 Stillwood Dr.	
Nashville TN 37216	Nashville, TN 37220	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Virginia Ruth Clifford and Thomas Patrick Clifford and Craig Clifford and James Jeffrey Clifford and Matthew Clifford and Kathleen J. Barry and Bonnie Clifford, devisees under the Last Will and Testament of Ruie Lue Clifford and Kathleen J. Barry and Bonnie Clifford, as Co-Executrixes of the Estate of Ruie Lue Clifford, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel Rodriguez, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Shadowlawn, of record in Plat Book 1130, Page 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Clifford, III and wife, Ruie Lue Clifford by deed from Craig E. Clifford and wife, Sherry M. Clifford, dated August 31, 1992, recorded October 15, 1992 in Book 8757, Page 893, Register's Office for Davidson County, Tennessee. Robert J. Clifford, III having since died November 11, 2010. Ruie, who died intestate on December 24, 2010, and by Order of Probate filed before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-28, decedent devised subject property to Virginia Ruth Clifford and Thomas Patrick Clifford and Craig Clifford and James Jeffrey Clifford and Matthew Clifford and Kathleen J. Barry and Bonnie Clifford.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1433 Norvel Avenue #B, Nashville, TN 37216

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

BILL GARRETT, Davidson County
Trans:T20110027041 DEEDWARR
Recvd: 05/06/11 10:39 4 pgs
Fees:23.00 Taxes:231.25
20110506-0034978

WITNESS my hand this 21st day of April, 2011.

Virginia Ruth Clifford by Kathleen Barry, Attorney in Fact

Thomas Patrick Clifford by Kathleen Barry, Attorney in Fact

Craig Clifford by Kathleen Barry, Attorney in Fact

James Jeffrey Clifford by Kathleen Barry, Attorney in Fact

Matthew Clifford by Bonnie Clifford, Attorney in Fact

Kathleen J. Barry, individually and as Co-Executrix of the Estate of Ruie Lue Clifford

POA of record Inst. No. 20110505-0034643

Bonnie Clifford, individually and as Co-Executrix of the Estate of Ruie Lue Clifford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen J. Barry and Bonnie Clifford, 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 in Nashville, TN, this 21st day of April, 2011.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

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 Kathleen Barry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Virginia Ruth Clifford and that she is authorized by Virginia Ruth Clifford to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 21st day of April, 2011.

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

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 Kathleen Barry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Thomas Patrick Clifford and that she is authorized by Thomas Patrick Clifford to execute this instrument on his behalf.

Witness my hand and seal at Nashville, Tennessee, this 21st day of April, 2011.

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

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 Kathleen Barry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Craig Clifford and that she is authorized by Craig Clifford to execute this instrument on his behalf.

Witness my hand and seal at Nashville, Tennessee, this 21st day of April, 2011.

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

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 Kathleen Barry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for James Jeffrey Clifford and that she is authorized by James Jeffrey Clifford to execute this instrument on his behalf.

Witness my hand and seal at Nashville, Tennessee, this 21st day of April, 2011.

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

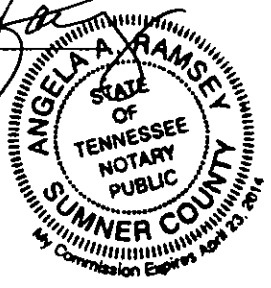
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bonnie Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Matthew Clifford and that she is authorized by Matthew Clifford to execute this instrument on his behalf.

Witness my hand and seal at Nashville, Tennessee, this 21st day of April, 2011.

Notary Public at Large

My commission expires: 4/23/2014



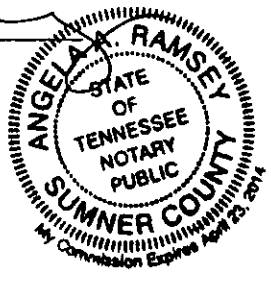
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kathleen J. Barry, Co-Executrix of the Estate of Ruie Lue Clifford, deceased, 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 seal at Nashville, Tennessee, this 21st day of April, 2011.

Notary Public at Large

My commission expires: 4/23/2014



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 Bonnie Clifford, Co-Executrix of the Estate of Ruie Lue Clifford, deceased, 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 seal at Nashville, Tennessee, this 21st day of April, 2011.

Notary Public at Large

My commission expires: 4/23/2014

