Return to:

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
William Clay
4313 Lealand Lane
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
New Owner
_____, _____ _____

MAP 132-5
GROUP
PARCEL 57.00

BILL GARRETT, Davidson County
Trans:T20110034485 DEEDWARR
Recvd: 06/09/11 09:51 3 pgs
Fees:18.00 Taxes:1162.54
20110609-0044129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Randall K. Reeves and wife, Amanda H. Reeves,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **William Clay and Brooke Clay, husband and wife**, hereinafter called the GRANTEES, their heirs 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. 15 on the Plan of Glendale Park, Section 1, of record in Plat Book 1130, page 45, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Said Lot No. 15 fronts 100 feet on the westerly margin of Lealand Lane formerly known as Glendale Drive and extends back 205 feet on the northerly line and 210.5 feet on the southerly line to a dead line in the rear, measuring 93 feet thereon.

Being the same property conveyed to Randall K. Reeves and wife, Amanda H. Reeves by deed dated from Michael David O'Neal, married of record in Instrument no. 20080206-0012470, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **4313 Lealand Lane, Nashville, Tennessee 37204.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 15 day of June, **2011.**

Randall K. Reeves

Amanda H. Reeves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Randall K. Reeves and wife, Amanda H. Reeves**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of June, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $314,200.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of June, 2011.

NOTARY PUBLIC

Tonja Barron
State of Tennessee Notary Public
Williamson County

My Commission Expires:

My commission expires November 21, 2012