THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
**W. AARON FORTNER, ATTORNEY AT LAW**
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110045367 DEEDWARR
Recvd: 07/27/11 09:17 2 pgs
Fees:13.00 Taxes:814.00
20110727-0057308

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Alexandra Kathleen Callan<br>1301 Howard Avenue<br>Nashville, TN 37216 | Compass Bank<br>401 West Valley Avenue<br>Homewood AL 35209 | 72-3-174 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KARLIN CLAYTON and husband, STUART CLAYTON**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ALEXANDRA KATHLEEN CALLAN, unmarried**, hereinafter called the Grantee, her heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 157 on the Plan of Inglewood Place of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the property conveyed to Rose B. Coulter and Barbara A. Coulter by Deed dated July 20, 1979 from Robert G. Cole and wife, Sara R. Cole of record in Book 5469, page 211, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being the Easterly one-half of Lot No. 157 on the Plan of Inglewood Place of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 157 fronts 57.0 feet on the northerly margin of Howard Avenue and runs back between parallel lines 205.0 feet to a dead line in the rear on which it measures 57.0 feet.

Being the same property conveyed to Karlin Clayton and husband, Stuart Clayton by Warranty Deed from B & T Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 200604210046151,dated 4/14/2006, Register's Office for Davidson County, Tennessee.

This is improved property known as **1301 Howard Avenue, Nashville, Tennessee 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 GRANTEE, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **22nd** day of **July, 2011**:

Karlin Clayton

**Karlin Clayton**

**Stuart Clayton**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KARLIN CLAYTON AND STUART CLAYTON**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. WITNESS my hand and official seal, this 22nd day of July, 2011:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $220,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2011:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON