Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste 202
Franklin, TN 37067

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20110049583 DEEDWARR Recvd: 08/12/11 14:13 2 pgs Fees:13.00 Taxes:1665.00 20110812-0062403	The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.** Affiant Subscribed and sworn to before me this the 10th day of August, 2011. Notary Public My commission expires: (AFFIX SEAL)

JAY REVIEW MATHEWS
NOTARY PUBLIC
TENNESSEE
MAURY COUNTY
My Commission Expires 09-24-2013

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Mitchell Aaron Binder** **Alvin Michael Binder**	Send Tax Bills To: New owners	Map-Parcel Numbers **Map 093-14-0, Parcel 573.00**
1621 12th Street		
Santa Monica, CA 90404		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Todd W. Clodfelter, unmarried and Kimberly Charise Clodfelter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitchell Aaron Binder and Alvin Michael Binder, as tenants in common

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. 2 on the Plan of Edgehill Estates, Section Sixty-Eight, of record in Book 4595, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Todd Clodfelter and wife, Kimberly Charise Clodfelter and Billy J. Hall and wife, Mary R. Hall by Deed from Olympic Trophy Co., Inc., of record in Instrument No. 20050516-0054771, dated May 12, 2005, Register's Office for Davidson County, Tennessee. The property was conveyed to Todd W. Clodfelter and wife, Kimberly Charise Clodfelter by Quitclaim Deed from Billy J. Hall and wife, Mary R. Hall, dated January 18, 2007, of record in Instrument No. 20070119-0007938, Register's Office for Davidson County, Tennessee. Todd W. Clodfelter and Kimberly Charise Clodfelter having since divorced.

This conveyance is subject to Easements for utilities retained in the Metropolitan County Council Bill No. 72-368, of record in Book 4659, page 7, General Covenants and Restrictions as set out in the Deed in Book 4899, page 789, Certificate of Compliance of record in Book 7177, page 423, and Restrictive Covenants for the Arts Center Redevelopment Plan of record in Book 10965, page 404, amended in Book 11625, page 252, and in Instrument No. 20020715-0084598, all of the Register's Office of Davidson County, Tennessee; and easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **615 9th Avenue South, Nashville, TN 37203**

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 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my/our hand(s) this **10th** day of **August, 2011.**

Todd W. Clodfelter

Kimberly Charise Clodfelter

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Todd W. Clodfelter and Kimberly Charise Clodfelter,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **August, 2011.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY