WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $489,850.00.

Affiant

Subscribed and sworn to before me this 22 day of November 2011

Notary Public
My Commission expires: 07/08/13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan M. Cleghon	New Owner	103-04-0-258.00
4305 Colorado Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J. Seth Jennings and William H. Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan Mark Cleghon and wife, Charlotte Stacey Cleghon,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the East one-half of Lot No. 30 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said Lot fronts 50 feet on the south side of Colorado Avenue, and runs back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to J. Seth Jennings, by Trustee's Deed from Shellie Wallace, as Successor Trustee and Deanna Dorrough, as Co-Trustee, on March 10, 2011, of record in Instrument Number 20110316-0020817, Register's Office for Davidson County, Tennessee. And further conveyed to J. Seth Jennings and William H. Smallman by Quitclaim Deed of record in Instrument Number 20110927-0074700, said Register's Office.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 61, Register's Office Davidson County, Tennessee.

This is improved property known as: **4305 Colorado Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 22, 2011.

J. Seth Jennings

William H. Smallman

BILL GARRETT, Davidson County
Trans:T20110075847 DEEDWARR
Recvd: 12/01/11 14:05 2 pgs
Fees:13.00 Taxes:1812.45
20111201-0093659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J. Seth Jennings and William H. Smallman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 22, 2011

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY