WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$205,000.00** Affiant Subscribed and sworn to before me, this the 30th day of March, 2012. Notary Public My commission expires: 4/20/2015 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120024803 DEEDWARR
Recvd: 04/05/12 09:02 2 pgs
Fees:13.00 Taxes:758.50
20120405-0029037

KRISTI HOWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South , Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ricky I. Stotts	New Owner	**Map 53-15, Parcel 49.00**
116 Ray Avenue		
Old Hickory, TN 37138		

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

Wayne Clifton (a/k/a Joel Wayne Clifton), Paula Clifton Tomlin, Kirby Ray Clifton, Stephen Harry, Ryan Harry and Elaine Harry Sligh

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

Ricky I. Stotts, unmarried

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. 1 on the Plan of Clifton Subdivision as of record in Plat Instrument Number: 20050801-0089900, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wayne Clifton, Paula Clifton Tomlin, Kirby Ray Clifton as to a one-fourth undivided interest each, and Stephen Harry, Ryan Harry and Elaine Harry Sligh, the children of Gail Harry Barashes, deceased, as to a one-twelfth undivided interest each, by Quitclaim Deed from Joel Wayne Clifton, Trustee, Clifton Family Revocable Living Trust Agreement, of record in Instrument Number: 20111205-0094719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1) 2012 taxes and subsequent years. Taxes for the current year have been prorated and assumed by the Grantee(s) herein.

2) All matters affecting said premises as contained in Plat Instrument Number 20050801-0089900, Register's Office for Davidson County, Tennessee.

3) Restrictive Covenants contained in Book 10015, Page 994, Register's Office for Davidson County, Tennessee.

4) Easement for sanitary sewer granted to Metro Government of record in Book 9290, Page 804, Register's Office for Davidson County, Tennessee.

5) Any and all other restrictions, conditions, and easements of record.

This is Improved (X) Unimproved (__) property, known as: **116 Ray Avenue, Old Hickory, TN 37138**

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 we do covenant with 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 30th day of **March, 2012.**

Wayne Clifton a/k/a
Joel Wayne Clifton
Wayne Clifton, a/k/a Joel Wayne Clifton

Paula Clifton Tomlin by Joel Wayne Clifton AIF
Paula Clifton Tomlin
By: Joel Wayne Clifton, attorney-in-fact
Instrument No.: 20120329-0026723, R.O.D.C., TN

Kirby Ray Clifton by Joel Wayne Clifton AIF
Kirby Ray Clifton
By: Joel Wayne Clifton, attorney-in-fact
Instrument No.: 20120329-0026724, R.O.D.C., TN

Stephen Harry by Joel Wayne Clifton AIF
Stephen Harry
By: Joel Wayne Clifton, attorney-in-fact
Instrument No.: 20120329-0026726, R.O.D.C., TN

Ryan Harry by Joel Wayne Clifton AIF
Ryan Harry
By: Joel Wayne Clifton, attorney-in-fact
Instrument No.: 20120329-0026727, R.O.D.C., TN

Elaine Harry Sligh by Joel Wayne Clifton AIF
Elaine Harry Sligh
By: Joel Wayne Clifton, attorney-in-fact
Instrument No.: 20120329-0026725, R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wayne Clifton a/k/a Joel Wayne Clifton,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **March, 2012.**

Nancy King Crawford
Notary Public

My Commission Expires: My Commission Expires March 18, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joel Wayne Clifton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact** of the makers, **Paula Clifton Tomlin, Kirby Ray Clifton, Stephen Harry, Ryan Harry and Elaine Harry Sligh,** and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **March, 2012.**

Nancy King Crawford
Notary Public

My Commission Expires: My Commission Expires March 18, 2014