WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Nicole Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Clarkson	Fifth Third Mortgage	148-06-0-104.00
(NAME)	(NAME)	
3712 Wharton Drive	PO Box 630412	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45274-0134	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dorothy Teresia Murray and Nedia Ann Carlin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William C. Clarkson**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 36 on the Map of Mangum Heights Subdivision, as of record in Book 2330, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 100 feet on the easterly side of Wharton Drive and runs back 180.84 feet on the north line and 164.59 feet on the south line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Hugh Bates and wife, Dorothy Bates, by Warranty Deed from William Charles Williams and wife, Dolly Mae Williams, dated October 5, 1965, of record in Book 3943, page 853, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Dorothy Teresia Murray and Nedia Ann Carlin by Quitclaim Deed from Hugh Bates and wife, Dorothy Bates, dated September 10, 2008, of record in Instrument No. 20080924-0097002, Register's Office for Davidson County, Tennessee, in which Hugh Bates and wife, Dorothy Bates retained a life estate in said property. The said Dorothy Bates having since died.

Hugh Bates joins in the execution of this conveyance for the purpose of conveying his life estate interest in the afore-described property.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2330, page 147; restrictions of record in Book 2745, page 621; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3712 Wharton Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20120031927 DEEDWARR
Recvd: 05/02/12 08:40 2 pgs
Fees:13.00 Taxes:277.50
20120502-0037356

Witness our hands this 27th day of April, 2012.

Dorothy Teresia Murray

Nedia Ann Carlin

Hugh Bates

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Dorothy Teresia Murray, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 27th day of April, 2012.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Nedia Ann Carlin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 27th day of April, 2012.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Hugh Bates, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 27th day of April, 2012.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014