WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042205 DEEDWARR
Recvd: 06/07/12 14:08 3 pgs
Fees:18.00 Taxes:481.00
20120607-0049912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: JULY 5, 2015

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John O'Neal Clayton, Jr., Trustee	**NEW OWNER**	**116-13-C-83CO**
(NAME) **105 Leake Avenue # 83**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **Robert James Doherty**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John O'Neal Clayton, Jr., Trustee of the O'Neal Clayton Trust u/w dated February 20, 1997,** ** 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:

** as amended to change the Trustee by Agreement dated March 23, 2011

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 83, together with parking space No. 63 of Revised Belle Meade Tower, a horizontal property regime' pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Instrument No. 20001020-0104050 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Robert James Doherty by deed from Joseph Orgill, III, married, of record in Inst. No. 20080529-0054755 Register's Office for Davidson County, Tennessee dated May 27, 2008.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **105 Leake Avenue # 83, Nashville, TN 37205**
(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.

Witness my hand this 5th day of June, 2012.

Robert James Doherty
By: Harold W. Clark, Attorney in Fact
by Harold W. Clark, atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold W. Clark with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Robert James Doherty and being authorized to act on behalf of said person he executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5TH DAY OF JUNE, 2012.

Commission expires:





Notary Public

CERTIFICATION OF TRUST
FOR
The O'Neal Clayton Trust established Under Will of Rebecca Murray Clayton dated February 20, 1997, as amended to change the Trustee by Agreement dated March 23, 2011

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned John O'Neal Clayton, Jr., being first duly sworn, deposes and says the he is at least 18 years of age and is a currently acting trustee of The O'Neal Clayton Trust established under Will of Rebecca Murray Clayton dated February 20, 1997, as amended to change the Trustee by Agreement dated March 23, 2011 and further states as follows:

1. The O'Neal Clayton Trust is a valid, existing trust, having been established under Will of Rebecca Murray Clayton dated February 20, 1997, as amended to change the Trustee by Agreement dated March 23, 2011.

   (a.) The grantor or creator of the trust is Rebecca Murray Clayton.

   (b.) The currently acting trustee is John O'Neal Clayton, Jr..

2. The administrative and/or managerial powers of the trustee are :

   Purchase and/or hold real property.

3. The trust is irrevocable.

4. The following trustees have the authority to sign documents and instruments: John O'Neal Clayton, Jr.

5. The social security number/employer identification number assigned to the trust is 45-6515906.

6. Trust property should be titled as follows: John O'Neal Clayton, Jr. Trustee of the O'Neal Clayton Trust established U/W of Rebecca Murray Clayton dated February 20, 1997, as amended to change the Trustee by Agreement dated March 23, 2011.

7. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 5th day of June, 2012.

John O'Neal Clayton, Jr.

Sworn to and subscribed to before me
this 5th day of June, 2012.

Notary Public

My commission expires: 2/24/13