161, -

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Sworn to and subscribed before me this 11TH day of June, 2012

NOTARY PUBLIC

My commission expires: 5-20-14

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20120043267 DEEDWARR
Recvd: 06/12/12 11:02 2 pgs
Fees: 13.00 Taxes: 148.00
20120612-0051326

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Nathaniel Claybrooks	Same	08207021000
Box 2014		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy Ryans**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Nathaniel Claybrooks, Jr.**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 09 on the Map of Harris Addition to Edgefield, as of record in Book 21, page 100, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.
>
> Being a part of the same property conveyed to Nancy Ryans by Trustee Deed from Chan McCullough, Trustee, of record in Instrument No. 20090223-0015436, Register's Office for Davidson County, Tennessee.
>
> The above-described property is not the place of residence of Grantor, herein.
>
> This is improved property known as 524 North 2nd Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 11th day of June, 2012.

Nancy Ryans
NANCY RYANS

State of Tennessee)
County of Davidson)

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

WITNESS my hand and official seal this 11th day of June, 2012.

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14