105.50

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 $25,000.00.

Nathan O Claybrooks
Affiant

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

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 5-20-14

BILL GARRETT, Davidson County
Trans:T20120043267 DEEDWARR
Recvd: 06/12/12 11:05 2 pgs
Fees:13.00 Taxes:92.50
20120612-0051330

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Nathaniel Claybrooks, Jr.	Same	09616033600
P.O. Box 211		
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, **HomeTrust Partners, LLC**, 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, the following two tracts of land:

Two adjoining tracts of land of land situated in Davidson County, State of Tennessee, the first of which being the southerly part of Lot No. 1 on the Map of Bransford Realty Company's Resubdivision of part of Weakley and Warren's Subdivision of Block "D", Hermitage Addition, as of record in Book 421, page 58, said Register's Office, described as follows, to-wit:

Tract I Being part of Lot No.1, which fronts 35 feet on the northerly side of Warren Alley, and runs back between parallel lines, with the westerly margin of Donelson Street, 72 feet, more or less, to the southerly margin of a 12 foot reserved strip.

Tract II: Being part of Lot No. 2 on the Map of Bransford Realty Company's Resubdivision of part of Weakley and Warren's Subdivision of Block "D", Hermitage Addition, as of record in Book 421, page 58, said Register's Office, described as follows, to-wit:

Said part of said Lot No. 2 fronts 33 feet on the northerly side of J. C. Napier Street, formerly Warren's Alley, and runs back between parallel lines, parallel to and 33 feet west of Donelson Street 70 feet, more or less, to a dead line, which dead line is 120 feet, more or less, south of Fain Street

Being a part of the same property conveyed to HomeTrust Partners, LLC, by deed from Chan McCullough, Trustee, of record in Instrument No. 20090223-0015435, Register's Office for Davidson County, Tennessee.

This is improved property known as 126 J. C. Napier Street, Nashville, TN 37210

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 ourselves, our 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.

HOMETRUST PARTNERS
By:

Araminta Williams
PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Araminta Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a partner of HomeTrust Partners, a partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, 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