1 CFALM
Box 44

BILL GARRETT, Davidson County
Trans:T20120047627 DEEDWARRSP
Recvd: 06/28/12 09:46 3 pgs
Fees:18.00 Taxes:209.98
20120628-0056654

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $56,750.00. Affiant Subscribed and sworn to before me, this 27 day of June, 2012. Notary Public My Commission Expires: 9-22-2015

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner As Follows: Tony Ray Clouse and Suzanne Wheeler 134 Hills Hollow Road Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Map-Parcel Number: 059 13 0 102.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joyce Wright, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tony Ray Clouse, unmarried, and Suzanne Wheeler, unmarried, as tenants in common with the right**

of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 208, as shown on the map entitled Treppard Heights, Section I, of record in Book 2663, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joyce Wright, by deed from Willie J. Perry, unmarried, of record in Book 8072, page 243, dated March 16, 1990, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, page 64, said Register's Office.

This is improved property known as: **3925 Flicker Drive, Nashville, TN 37218.**

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, successors and assigns, forever; and Grantor does covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

WITNESS my hand this 27 day of June, 2012.

Joyce B Wright

Joyce Wright

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce Wright, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of June, 2012

(Seal)

Notary Public

My Commission Expires: 6/22/15

ANDREW B. GIBSON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN