Davidson County DEEDWARR Recvd: 07/30/12 16:03 2 pgs Fees:13.00 Taxes:257.15 **20120730-0067183**	THIS INSTRUMENT PREPARED BY: CHAFFIN & BURNSED, PLLC THE FRIDRICH BUILDING, FIRST FLOOR 2909 POSTON AVENUE NASHVILLE, TN 37203 (615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,500.00

Camilla Sorhus
Affiant

Subscribed and sworn to before me as of the 30th day of July, 2012.

Theresa K. Bradley
Notary Public

My Commission Expires: 7-19-2014

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Camilla Sorhus 904 Elvira Avenue Nashville, TN 37216	SAME	072-05-0-075.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **AMOS E. CLARDY AND DENISE R. CLARDY, husband and wife,** hereinafter referred to as "Grantor," have bargained and sold, and by these presents does transfer and convey unto **CAMILLA SORHUS, a single woman,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 70 feet of the westerly 120 feet of Lot No. 2 on the Plan of certain lots in C. W. Waller's Subdivision of the John C. Anderson Home Place, of record in Plat Book 547, Page 6, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 70 feet on the southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Amos E. Clardy and Denise R. Clardy by Deed from Roger Dale Smith of record at Instrument No. 20000810-0079218, Register's Office for Davidson County, Tennessee, dated August 7, 2000.

This is improved property knows as:

904 Elvira Avenue
Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2012 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 6 Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 30th day of July, 2012.

AMOS E. CLARDY

DENISE R. CLARDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Amos E. Clardy and Denise R. Clardy,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of July, 2012.

Notary Public

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 5/19/2014

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

MICHAEL CLEMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 3, 2015