24099-8

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***385,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20120057569 DEEDWARR
Recvd: 08/03/12 13:45 2 pgs
Fees:13.00 Taxes:1424.50
20120803-0069123

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 27 day of July, 2012.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Grace O'Neal Clayton
4122 Aberdeen Road
Nashville, Tennessee 37205

SEND TAX BILLS TO

Farmington Financial Group, LLC
2002 Richard Jones Road, S/300-A
Nashville, TN 37215

MAP & PARCEL NOS.

MAP 103-08-0
PARCEL 201.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Five Thousand and 00/100 Dollars ($***385,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Glenn D. Tackett, Jr., married, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Grace O'Neal Clayton, a single woman, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 9, Block K on the Plan of Cherokee Park, Third Section, of record in Plat Book 843, Page 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Glenn D. Tackett, Jr. by Warranty Deed dated October 20, 2006, from Robert McKean, unmarried, of record as Instrument No. 20061023-0131157 in the Register's Office for Davidson County, Tennessee.

Jennifer Tackett, spouse of Glenn D. Tackett, Jr., joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 4122 Aberdeen Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Cherokee Park, Third Section, of record in Plat Book 843, Page 2 and 3, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR and his spouse have executed this instrument on this the 27 day of July, 2012.

Glenn D. Tackett, Jr.

Jennifer Tackett

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 Glenn D. Tackett, Jr. and Jennifer Tackett, the bargainors, 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 this 27 day of July, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY