BILL GARRETT, Davidson County
Trans:T20120060058 DEEDWARR
Recvd: 08/13/12 13:54 2 pgs
Fees:13.00 Taxes:407.00

20120813-0072245

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2012.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 07-08-14

03-1206-37791

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Robert Cleland | PHH Mortgage | 142-09-0-D |
| | 1 Mortgage Way | 095.00C0 |
| 1030 General George Patton | | |
| Nashville TN 37221 | Mt. Laurel, NJ 08054 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dolores A Houston, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Cleland and wife, Sue Cleland, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, Being Unit No. 1030 together with carport designated as 1030-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, of record in Book 5200, Page 359; Book 5200, Page 360; and as shown on the Master Deed in Book 5794, Page 526; Book 5794, Page 539; Instrument No. 20050504-0050172; Instrument No. 20080423-0041324 corrected in Instrument No. 20080429-0043657, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Delores A Houston, by deed from Linda A West, dated October, 12 1994, recorded October 12, 1994 in Book 9491, Page No. 389., Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1030 General George Patton, Nashville, TN 37221

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 2nd day of August, 2012.

Dolores Houston

Dolores A Houston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dolores A Houston and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of August, 2012.

State of Tennessee at Large

My Commission expires: July 8, 2014

