BILL GARRETT, Davidson County
Trans:T20120067335 DEEDWARR
Recvd: 09/07/12 13:24 2 pgs
Fees:13.00 Taxes:751.10
20120907-0081331

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
12-0167HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2012

Notary Public
Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Joel Clendening 705 Ronnie Road Madison, TN 37115	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	042-07-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Margaret W. Anderson, a one-third (1/3) undivided interest, Jean W. Toney, a one-third (1/3) undivided interest, and Carolyn W. Hatcher, a one-third (1/3) undivided interest, with John E. Weatherford, Jr., Life Estate

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Joel Clendening, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 17 on the Plan of Castle Grove, Section 2, as of record in Book 2900, Page 102, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Margaret W. Anderson, a one-third (1/3) undivided interest, Jean W. Toney, a one-third (1/3) undivided interest, and Carolyn W. Hatcher, a one-third (1/3) undivided interest, with John E. Weatherford, Jr. reserving a Life Estate, by Quitclaim Deed Containing Reservation from John E. Weatherford, Jr., dated 8/31/99 and recorded 9/2/99 in Book 11647, Page 900; and being the same property previously conveyed to John E. Weatherford, Jr. and wife, Margaret Murdock Weatherford, by Warranty Deed from Castleman Construction Company, dated 11/10/61 and recorded 11/10/61 in Book 3309, Page 529, Register's Office for Davidson County, Tennessee. The said Margaret Murdock Weatherford having since died.

The said Jean W. Toney is now known as Daphne Jean Eckenrode. The said Margaret W. Anderson is now known as Margaret W. Depuy.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 705 Ronnie Road, Madison, TN 37115.

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 and assigns forever; and we so covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of August, 2012.

Margaret W. Depuy
Margaret W. Depuy

Carolyn W. Hatcher
Carolyn W. Hatcher

Daphne Jean Eckenrode
Daphne Jean Eckenrode

John E Weatherford, Jr By Daphne Jean Eckenrode, attorney-in-fact
John E. Weatherford, Jr. BY: Daphne Jean Eckenrode, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret W. Depuy, Daphne Jean Eckenrode and Carolyn W. Hatcher** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of August, 2012.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-23-12

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Daphne Jean Eckenrode**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for John E. Weatherford, Jr. and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 28th day of August, 2012.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My commission expires: 10-23-12