This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 071110
PARCEL: 252.00

New Owners Address & Send Tax Bills to:
Robert Clark
221 Ashlawn Boulevard
Old Hickory, TN 37138-2160

BILL GARRETT, Davidson County
Trans:T20120077572 DEEDWARR
Recvd: 10/12/12 08:59 2 pgs
Fees:13.00 Taxes:92.50
20121012-0093458

# WARRANTY DEED

**THIS INDENTURE,** made this 10th day of October, 2012 between

**Pat Arnold Haley**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Robert Clark**

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot #190 and the Southerly 25 feet of Lot #191 on the map of Highland Land Company's Subdivision, as of record in Book 421, Page 14, Register's office for said County. Said Lot #190 and the Southerly part of Lot #191 front together 50 feet on the Westerly side of Stainback Avenue, and run back between parallel lines 175 feet to an alley.**

**Being the same property conveyed to Robert Clark by Quitclaim Deed dated 10/27/09 from Bobbye Ann Clark of record in Instrument Number 20111208-0095929 and Pat Arnold Haley by Quitclaim Deed dated 6/24/11 from Barbara Haley, Executrix for the Estate of Robert Joseph (Bobby) Haley of record in Instrument Number 20110628-0049134, Register's Office for Davidson County, Tennessee.**

This is ( X ) improved ( ) unimproved property known as: 1430 Stainback, Nashville, TN.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

**Pat Arnold Haley**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Pat Arnold Haley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 10th day of October, 2012.

Notary Public

My Commission Expires: 3-8-16

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $25,000.00.

Affiant

Sworn to and subscribed before me, this 10th day of October, 2012.

Notary Public

My Commission Expires: 3-8-16

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY