BILL GARRETT, Davidson County
Trans:T20120083718 DEEDWARR
Recvd: 11/02/12 10:52 2 pgs
Fees:13.00 Taxes:602.73
20121102-0100977

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51641
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Reuel Easterling, III Elisa Easterling 149 Morton Mill Circle Nashville, Tennessee 37221	Ameris Bank 2550 Meridian Blvd. Ste. 200 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 141120D14900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$162,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan Clement, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reuel Easterling, III and Elisa Easterling, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 149 (and driveway serving said unit) on the Plan of Morton Mill Estates, Third Revision of record in Book 7900, page 561, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Clement, a single person by Warranty Deed from Robin L. Hand and wife, June M. Hand, dated Oct. 25, 2007 and recorded on Oct. 29, 2007 of record in Doc. No. 20071029-0127053, Register's Office for Davidson County, Tennessee.

Heather Johnson Clement, spouse of Ryan Clement, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 561, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7546, page 145, Book 7936, page 704, Book 8079, page 804, By Laws in Book 7546, page 154, amended in Book 7936, page 709, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 149 Morton Mill Circle, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2012.

Ryan Clement

Heather Johnson Clement

State of TENNESSEE
County of DAVIDSON

On this 30th day of October, 2012 , before me the undersigned authority, personally appeared Ryan Clement and Heather Johnson Clement, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $162,900.00

Affiant

Sworn and subscribed before me this the 30th day of October, 2012

Notary Public

My Commission Expires: 7-8-13

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013