WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2012.

_____
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tony R. Clouse	Tony R. Clouse	06116022100
(NAME)	(NAME)	
134 Hills Hollow Road	Same as New Owner	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120086836 DEEDWARR
Recvd: 11/14/12 11:26 2 pgs
Fees:13.00 Taxes:222.00
20121114-0104789

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Ann M. Schutt, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony R. Clouse, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Land in Davidson County, Tennessee, being Lot No. 70 of Block "C" Sunnymeade Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Plat Book 974, Pages 56 and 57, Register's Office for said County.

SAID Lot No. 70 fronts 70 feet (by actual field measurement 70.02 feet) on the westerly side of Murray Place and running back 264.8 feet (by actual field measurement 262.15 feet) on the northerly line and 233.7 feet (by actual field measurement 231.64 feet) on the southerly line, and measures 59.65 feet (by actual field measurement 59.71 feet) in the rear.

Being the same property conveyed by Quitclaim Deed dated July 24, 1989 to Ann M. Schutt and Tracie Schutt Gulas, as joint tenants with right of survivorship, from John R. Reynolds, Trustee, of record in Book 7903, Page 981, Register's Office for Davidson County, Tennessee. Further being the same property conveyed on December 21, 1994 by Quitclaim Deed to Ann M. Schutt, an unmarried woman, from Tracie Schutt Gulas, an unmarried woman, of record in Book 9552, Page 624, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING; TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF BLOCK "C", SUNNYMEADE ESTATES, OF RECORD IN PLAT BOOK 974, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 4009 Murray Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 12th day of November, 2012.

Ann M. Schutt by Tracie R. Gulas attorney in fact
Ann M. Schutt by Tracie R. Gulas, Her Attorney-in-Fact

Ann M. Schutt by Nancy D. Clouse attorney-in-fact
Ann M. Schutt by Nancy D. Clouse, Her Attorney-in-Fact

STATE OF TENNESSEE

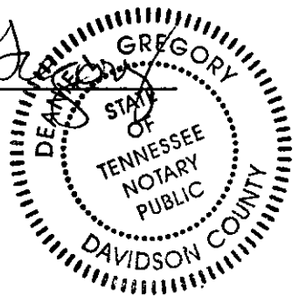
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Tracie R. Gulas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Ann M. Schutt, acting as that person's agent and attorney in fact, and the said Tracie R. Gulas acknowledged that she executed the foregoing instrument as agent and attorney in fact for Ann M. Schutt for the purposes therein contained.

WITNESS my hand and seal, this 12th day of November, 2012.

My Commission Expires:
3-3-2014

Notary Public,



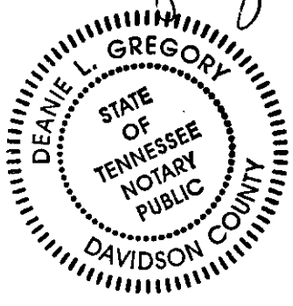
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Nancy D. Clouse, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Ann M. Schutt, acting as that person's agent and attorney in fact, and the said Nancy D. Clouse acknowledged that she executed the foregoing instrument as agent and attorney in fact for Ann M. Schutt for the purposes therein contained.

WITNESS my hand and seal, this 12th day of November, 2012

My Commission Expires:
3-3-2014

Notary Public



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115