GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20120091922 DEEDWARR
Recvd: 12/03/12 10:59 2 pgs
Fees:13.00 Taxes:464.35
20121203-0110704

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $125,500.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2012. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires June 21, 2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jerry D. Hall and Cynthia Dee Hall	New Owner	026-05-0-040.00
111 Roscoe Street Goodlettsville, TN 37072		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard A. Clinard, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jerry D. Hall and wife, Cynthia Dee Hall**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10 and the westerly 25 feet of Lot No. 11 of Block A , on the Plan of Roscoe Place, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and the westerly part of Lot No. 11 front together 75 feet on the southerly margin of Roscoe Street and extend back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Richard A. Clinard, an unmarried man, by deed from The Estate of Dorothy Elizabeth Osburn, formerly known as Dorothy B. Greer, of record in Book 10069, page 68 , dated May 24, 1996 , said Register's Office.

This is not now nor has it ever been the primary residence of the Grantor's spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, which have been prorated and paid by Seller. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as: **111 Roscoe Street, Goodlettsville, TN 37072.**

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 Grantor covenants with the said Grantees that he is lawfully seized 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; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of November, 2012.

Richard A. Clinard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard A. Clinard, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of November, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016