BILL GARRETT, Davidson County
Trans:T20120097863 DEEDWARR
Recvd: 12/21/12 13:34 2 pgs
Fees:13.00 Taxes:555.00
20121221-0117935

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1482

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tracy Kouns, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley Clarke, and wife J ane Burnham,*** 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:

*Clarke

Being the North 120 feet of Lot No. 17 on the Plan of Radnor Terrace Subdivision of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the southerly side of Radnor Terrace, formerly McClellan Avenue, and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Tracy Kouns, an unmarried woman, by deed from Meridan Construction Company, LLC of record in Inst. No. 20070713-0083818 dated 7-6-07, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 423 McClellan Avenue, Nashville TN, 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 14th day of December, 2012.

Tracy Kouns

_____

State of Tennessee)
County of Davidson)

On this 14th day of December, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tracy Kouns , the bargainor(s), 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.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150,000.00.

Affiant

Sworn and subscribed before me on this the 14th day of December, 2012.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Bradley Clarke 423 McClellan Avenue Nashville, TN 37211	Owner	133-1-350