BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2013. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015. (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICK L. MICKLER, ET UX	**SAME**	**107-14-0-012.00**
(NAME)	(NAME)	
9659 BRUNSWICK DRIVE		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, PATRICIA WOODROOF, EXECUTRIX OF THE ESTATE OF EVIA B. CLAYWELL**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK L. MICKLER AND WIFE, LOIS J. MICKLER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Miro Meadows as of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arthur B. Claywell, Jr. and wife, Evie B. Claywell, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 2106, page 191, dated December 22, 1952, Register's Office for Davidson County, Tennessee. Arthur B. Claywell, Jr. and Evia B. Claywell have since divorced (see Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 53060, dated January 19, 1970), a certified copy of which is of record in Book 9594, Page 274, said Register's Office. The Divorce Decree divested said property out of Arthur Bryant Claywell and vested it in Evia B. Claywell. Evia B. Claywell a/k/a Evie B. Claywell died testate on December 25, 2010, devising said property to Phillip Larry Claywell, Dwight A. Claywell, Patricia Faye Woodroof and Michael David Claywell by Will of record as Docket No. 11P-135, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. An Order declaring the Estate of Evia B. Claywell insolvent and authorizing the Executrix, Patricia Woodroof to sell the property to the Grantees herein was entered January 9, 2013, in Docket No. 11P-135, in the Seventh Circuit Court for Davidson County, Tennesseee, Probate Division.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **918 KIPLING DRIVE, NASHVILLE, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130003341 DEEDWARR
Recvd: 01/11/13 15:09 2 pgs
Fees:13.00 Taxes:214.60
20130111-0003944

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 we do covenant with the said GRANTEES 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 GRANTEES, their 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 11th day of January, 2013.

x Patricia Woodroof, Executrix of the Estate of Evia B Claywell

PATRICIA WOODROOF, EXECUTRIX
OF THE ESTATE OF EVIA B. CLAYWELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Woodroof, **Executrix of the Estate of Evia B. Claywell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this **11th** day of **January, 2013.**

My commission expires: MAY 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public