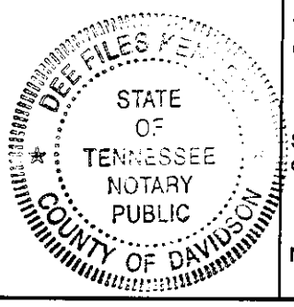
12-12-015

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/13 12:20 2 pgs
Fees:13.00 Taxes:999.00
20130116-0005217



STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/9/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert D. Dougher	NEW OWNER	10405036100
(NAME)	(NAME)	
311 West End Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James Owen Clouse, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Dougher, and wife and Kimberly R. Dougher, 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 273, RICHLAND REALTY COMPANY'S SECOND SUBDIVISION, DIVISION "B", as shown on plat of record in Plat Book 332, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Mary Joy Godwin Now Known As Mary Joy Clouse, a married woman, married to James Owen Clouse and James Owen Clouse, a married man, married to Mary Joy Clouse to James Owen Clouse and Mary Joy Clouse, Husband and Wife, as Joint Tenants as recorded on the 10th day of July, 2002 in Instrument No. 20020710-0082881 and Warranty Deed from John E. Holloran to Mary Joy Godwin as recorded on the 2nd day of October, 1991 in Deed Book 8454, Page 977, in the Register's Office of Davidson County, Tennessee.
The said Mary Joy Clouse having since died on November 20, 2012

unimproved ☐

This is improved ☑ property, known as 311 West End Place, Nashville, TN 37205
(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 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 15th day of January, 2013.

James Owen Clouse

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of January, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Owen Clouse**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

DE FILES INC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON