WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130023956 DEEDWARR
Recvd: 03/25/13 10:07 2 pgs
Fees:13.00 Taxes:567.21

20130325-0028990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: January 27, 2015

(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
Brian S. Brons	Brian S. Brons	14612013400
(NAME)	(NAME)	
500 Crieve Road	500 Crieve Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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, John Daniel Cleeton, Kathleen Gandy Cleeton Dix, and Dysart Cleeton, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian S. Brons and wife, Carol B. Brons, 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 187, CRIEVE HALL ESTATES, SECTION 2, as shown on plat of record in Plat Book 2133, Page 45, 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 Warranty Deed from Gaines and Gregory Construction Company, Inc. to Dysart R. Cleeton and wife, Mary O'Connor Cleeton as recorded on the 12th day of July, 1954 in Deed Book 2290, Page 47 and Probate Docket #12P1678, in the Register's Office of Davidson County, Tennessee. Mary O'Connor Cleeton predeceased her husband on June 16, 1998, as evidenced in Death Certificate No. 3803173. Dysart R. Cleeton died on September 2, 2012, and his Will was filed with the Davison County Probate Court, docket number 12P-1678, and on November 1, 2012, an Order of Probate was issued. The Order named John Daniel Cleeton the executor of the Estate of Dysart Russell Cleeton. The Will listed the sole heirs at law as Kathleen Gandy Cleeton Dix, John Daniel Cleeton, and Dysart Cleeton, Jr. Title to the subject property passed to these Heirs by operation of law. A TennCare Release was issued on November 19, 2012. The estate is not subject to the Tennessee Estate or Inheritance Tax.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 501 Crieve Road, Nashville, TN 37220

(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 our hands this 19th day of March, 2013.

John Daniel Cleeton, Executor
John Daniel Cleeton, Personal Representative

Kathleen Gandy Cleeton Dix
Kathleen Gandy Cleeton Dix

John Daniel Cleeton
John Daniel Cleeton

Dysart Cleeton, Jr.
Dysart Cleeton, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 19th day of March, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathleen Gandy Cleeton Dix, John Daniel Cleeton, and Dysart Cleeton Jr.**, 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 they executed the same as their 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