WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130024274 DEEDWARR
Recvd: 03/26/13 09:28 2 pgs
Fees:13.00 Taxes:170.20

20130326-0029393

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2013

Notary Public

MY COMMISSION EXPIRES: 11-29-2015
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DARLENE EDWARDS DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rare Earth Properties	SAME	071-08-0-296.00
(NAME) P O Box 291985	(NAME)	
(ADDRESS) Nashville, TN 37229	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I**, Pauline Davis Claytor Revocable Trust , John Leo Claytor, Successor Trustee for the Pauline Davis Claytor Revocable Trust hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Rare Earth Properties, hereinafter called the GRANTEE, **his/her** 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. 82 on the Plan of Joywood of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property
Being the same property conveyed to Claude H. Claytor and wife, Pauline Claytor by Warranty Deed from J. M. Willis and wife, Pauline Willis, recorded in Book 1809, page 251, in the Register's Office for Davidson County, Tennessee, dated March 3, 1950 and recorded March 8, 1950.
Claude H. Claytor is believed to have died on January 12, 1991.
Being the same property conveyed to Pauline Davis Claytor Revocable Trust, Pauline Davis Claytor, Trustee by Deed from Pauline Davis Claytor, a single person of record in Book 20100827-0068091, page , Register's Office for Davidson County, Tennessee, dated August 27, 2010 recorded on August 27, 2010.
Pauline Davis Claytor died December 4, 2012.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 429 Edwin Street , Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 14th day of March , 2013.

Successor Trustee

BY: John Leo Claytor, Successor Trustee for the
Pauline Davis Claytor Revocable Trust

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within : John Leo Claytor, Successor Trustee for the Pauline Davis Claytor Revocable Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that : John Leo Claytor, Successor Trustee for the Pauline Davis Claytor Revocable Trust, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2013

Commission expires: 11-29-2015

Darlene Edwards
Notary Public

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY