RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130032313 DEEDWARR
Recvd: 04/19/13 10:33 2 pgs
Fees:13.00 Taxes:314.50
20130419-0039102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 85,000.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2013.

Notary Public

My commission expires: 12-23-14

JESSICA KIMBRO STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CURTIS PIERCE, II	**NEW OWNER**	**08108023600**
1826 6TH AVE N		
NASHVILLE, TN 37208		

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 ACKNOWLEDGE, WE,

TERRY R CLAYTON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CURTIS PIERCE, II, a married man

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 Lots Nos. 487 & 489 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in book 21, page 105, Register's Office for said County.
Said Lots adjoin and front together 135 feet 6 inches on the easterly side of 6th Avenue North and run back between lines 166 feet on the southerly line of Lot 487, and 176 feet 9-1/2 inches on the northerly line of Lot 489, along the southerly margin of Coffee Street, to an alley in the rear, measuring 87 feet 8 inches more or less, thereon.

BEING PART OF THE SAME PROPERTY CONVEYED TO TERRY R CLAYTON BY WARRANTY DEED FROM LESLIE E WEBB AND WIFE, JANE E WEBB DATED 05/25/95 AND RECORDED ON 05/26/95 IN BOOK 9682, PAGE 304, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1826 6TH AVE N, NASHVILLE, TN 37208.

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 in unencumbered, unless otherwise

TTR

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/our hand(s) this 8th day of April, 2013.

TERRY R CLAYTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TERRY R CLAYTON, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2013.

MY COMMISSION EXPIRES
MARCH 1, 2016

Notary Public

My Commission Expires:

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY