This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130042358 DEEDWARR
Recvd: 05/21/13 13:26 3 pgs
Fees:18.00 Taxes:1801.90
20130521-0051229

ADDRESS NEW OWNER:
Kevin R. Cleary
805 Belton Ave.
Nashville, Tennessee 37205

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
1001 Semmes Ave.
Richmond, VA 23224

MORTGAGEE:
SunTrust Mortgage, Inc.
1001 Semmes Ave
Richmond, VA 23224

MAP	**115-3**
GROUP	
PARCEL	**55**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas J. Abramo and wife, Gail Ann Abramo,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kevin R. Cleary and Ruth A. Cleary, husband and wife**, 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. 359 on the Plan of Brook Meade, Section 9, of record in Plat Book 2331, page 34 & 35, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Abramo and wife, Gail Ann Abramo by deed from Jon P. Seaborg and spouse Cheryl A. Kennedy of record in Instr. 20050819-0099050, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **805 Belton Ave., Nashville, Tennessee 37205.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **1st** day of **May, 2013.**

Thomas J. Abramo

Gail Ann Abramo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas J. Abramo and wife, Gail Ann Abramo**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of May, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $487,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of May, 2013.

NOTARY PUBLIC

My Commission Expires: _____

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON