THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31126-04-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $743,000.00. Affiant Subscribed and sworn to before me this 18th day of June, 2013. Notary Public My Commission Expires: My Commission Expires MAY 3, 2016

GEORGE E. MUDTER, JR. STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: J. Rogers Clayton, Jane H. Clayton 1018 Gateway Lane Nashville, TN 37220	**Send Tax Bills To:** F & M Bank 10 Cadillac Drive, Ste. 100 Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 131 160 05900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan C. Nesbitt, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Rogers Clayton and wife, Jane H. Clayton** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1018 Gateway Lane, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Sally S. Nesbitt joins in the execution of this instrument to convey her marital interest in said property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of June, 2013.

Jonathan C. Nesbitt

Sally S. Nesbitt

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jonathan C. Nesbitt and Sally S. Nesbitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130052206 DEEDWARR
Recvd: 06/20/13 11:29 2 pgs
Fees:13.00 Taxes:2749.10

20130620-0063298

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Gateway Acres, Second Addition, of record in Plat Book 1424, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jonathan C. Nesbitt by deed dated January 9, 2007, from Patrick Alger, married, of record in Instrument No. 20070110-0004034, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 1424, page 83, Register's Office for Davidson County, Tennessee.