After recording, return toBox 14
25192-8

PREPARED BY

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130064810 DEEDWARR
Recvd: 07/30/13 09:00 2 pgs
Fees:13.00 Taxes:1054.50
20130730-0078964

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(_____) Title No: 52759
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anne B. Wallace 4305 Murphy Road Nashville, Tennessee 37209	Pinnacle Bank 150 3rd Ave South, Suite 900 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 10308007400

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$285,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **CLP Limited Partnership**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anne B. Wallace, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 1 of C. H. Tritschler's Subdivision of Lot Nos. 347, 348, and 349 on the Plan of West Lawn Subdivision, of record in Book 843, Page 51, said Register's Office.

Said Lot No. 1 fronts 50 feet on the southerly side of Murphy Road and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Williamsburg Village Limited, a Texas partnership by deed from David Floyd Clemons and wife, Anna Felts Clemons, dated August 30, 1984, recorded August 31, 1984, in Book 6372, Page 189, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Charles L. Pickney and wife, Margaret A. Pickney by Quitclaim Deed from Williamsburg Limited, a Texas partnership, dated August 30, 1984, recorded August 31, 1984 in Book 6372, Page 218, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to CLP Limited Partnership by deed from Charles L. Pickney and wife, Margaret Burrus Pickney, dated December 18, 1993, recorded December 23, 1993 in Book 9197, Page 560, and by deed dated December 18, 1993, recorded December 23, 1993 in Book 9197, Page 567, Register's Office for Davidson County, Tennessee..

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in 843, Page 51, said Register's Office, to which reference is hereby made for a more complete description; and Easement for Water Mains and Appurtenances granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5402, Page 514, said Register's Office.

This is improved property, known as: 4305 Murphy Road, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of July, 2013.

CLP Limited Partnership

By: Bernard Pickney Bernard D. Pickney, General Partner
Title: **General Partner**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Bernard Pickney** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified both as **General Partner** (or other officer authorized to execute this instrument) of **CLP Limited Partnership**, the within named bargainor, a ~~corporation,~~ limited partnership and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the ~~corporation~~ limited partnership as such ~~officer~~ general partner.

Witness my hand and official seal, at office in Davidson Tennessee this the 26th day of July, 2013.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public

My Commission Expires: _____

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $285,000.00

Affiant

Sworn and subscribed before me this the 26th day of July, 2013.

Notary Public

My Commission Expires: 7/3/17

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017