This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address & Send Tax Bills to:
Tony Clouse
134 Hills Hollow Road
Goodlettsville, TN 37072

MAP: 072030
PARCEL: 016.00

BILL GARRETT, Davidson County
Trans:T20130075487 DEEDWARR
Recvd: 08/30/13 14:44 2 pgs
Fees:13.00 Taxes:434.75
20130830-0092005

WARRANTY DEED

THIS INDENTURE, made this 27th day of August, 2013 between

Chad Lautt, Trustee of the Tip Top Trust dated October 11, 2007

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Tony Clouse, unmarried

of Sumner, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Robertson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Westerly 1/2 of Lot No. 256 on the Plan of Inglewood Place of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee described as follows:

Said part of said lot fronts 50 feet on the Northerly side of Stratford Avenue and runs back between lines, 256.7 feet on the Westerly line and 244.7 feet on the Easterly line to a dead line on which it measures 52.7 feet.

Being the same property conveyed to Chad Lautt, Trustee of the Tip Top Trust dated October 11, 2007 by Warranty Deed dated 4/16/12 from John D. Shenk of record in Instrument No. 20120418-0033173, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1319 Stratford Avenue, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Chad Lautt, Trustee of the Tip Top Trust
dated October 11, 2007

Chad Lautt, Trustee

Chad Lautt, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Chad Lautt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee (or other officer authorized to execute the instrument) of Chad Lautt, Trustee of the Tip Top Trust dated October 11, 2007, the within named bargainor, a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee (or other authorized officer).

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of August, 2013.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $117,500.00.

Chad Lautt, Trustee
Affiant

Sworn to and subscribed before me, this 27th day of August, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY