BILL GARRETT, Davidson County
Trans:T20130083342 DEEDWARR
Recvd: 09/26/13 12:41 3 pgs
Fees:18.00 Taxes:148.00
20130926-0101197

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2013.

Notary Public
My commission expires:

02-1309-48726

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Melvil Le Rhun<br>1716 Heiman St.<br>Nashville TN 37208 | new owner | 081-15-0-376.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Reginald M. Clark, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melvil Le Rhun, hereinafter called the Grantees, their successors 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 the westerly thirty feet of Lot No. Six (6) and the easterly twenty feet of Lot No. Seven (7) on the Plan of Bransford Realty Company's Resubdivision of Manlove Addition, of record in Plat Book 421, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of said Lots Nos. 6 & 7 adjoin and front together fifty feet on the northerly side of Heiman Street and run back between parallel lines 162 feet, more or less, to an alley.

Being the same property conveyed to Reginald M. Clark, by deed from Lillian Barnett and Richard Manson, Co-Administrators and/or Co-Executors of the Estate of Lillian Lewis Barbour, recorded 03/10/93 in Book 8890, Page 450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1716 Heiman St., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of September, 2013.

Reginald M. Clark

Reginald M. Clark

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reginald M. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in _____, (city), ____ (state), this 17th day of September, 2013.

See attached

Notary Public

**My Commission expires**

California All-Purpose Acknowledgment

State of California
County of San Beranrdino

On 09/17/13 before me, Angela Mar, notary public, personally appeared ***Reginald M Clark***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~. subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ANGELA MAR
Commission # 1966195
Notary Public - California
San Bernardino County
My Comm. Expires Jan 26, 2016

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Optional

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: September 17, 2013 # of Pages: _____
Signer(s) Other Than Named Above: _____