BILL GARRETT, Davidson County
Trans:T20130085370 DEEDWARR
Recvd: 10/02/13 16:10 2 pgs
Fees:13.00 Taxes:1868.50
20131002-0103725

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $505,000.00. Ronald Barrie Clapham by Carol Affiant his attorney-in-fact Subscribed and sworn to before me, this the 1st day of October, 2013. Notary Public My commission expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ronald Barrie Clapham	New Owner	
1202 Woodland Street		083-09-0-171.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL COLLIER AND KELLY CUNNINGHAM NKA KELLY COLLIER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD BARRIE CLAPHAM**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 6 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, being more particular described as follow:

Said Lot No. 6 fronts 51feet on the southerly side of Woodland Street and runs back between parallel lines, 175 feet, more or less, to an alley.

Being the same property conveyed to Michael Collier, an unmarried man and Kelly Cunningham, an unmarried woman, as joint tenants in common law rights of survivorship by Deed from Andy Roddick a/k/a Michael A. Roddick a/k/a Michael Roddick and wife, Sherri Elizabeth Roddick of record at Instrument No. 20090213-0012843, Register's Office for Davidson County, Tennessee, dated February 13, 2009 and recorded on February 13, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1202 Woodland Street, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of October, 2013.

Michael Collier

Kelly Cunningham NKA Kelly Collier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Collier and Kelly Cunningham NKA Kelly Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2013.

Notary Public

My Commission Expires: