BILL GARRETT, Davidson County
Trans:T20140006442 DEEDWARR
Recvd: 01/28/14 14:15 2 pgs
Fees:13.00 Taxes:758.50
20140128-0007773

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January 2014.

NOTARY PUBLIC

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Exp. JULY 6, 2015

THIS INSTRUMENT PREPARED BY: Tennessee Nations Title Agency, 4811 Lebanon Road Suite 107, Hermitage, TN 37076

NAME & ADDRESS OF PROPERTY OWNER: NUMBERS:	SEND TAX BILLSTO:	MAP & PARCEL
Kari Kuefler 2717 Windemere Dr Nashville, TN 37214	Kari Kefler Fidelity Bank d/b/a Fidelity Bank Mgt. 3 Corporate Square 7th Floor Atlanta, GA 30329	08407003300

Warranty Deed

For and in Consideration of the sum of$1.00 cash in hand paid by the hereinafter named grantees, and other good
and valuable consideration, the receipt of which is hereby acknowledged, we

Don D Clayton, a widower by Bedonna Matheny Attorney in Fact

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kari Kuefler, a single woman

hereinafter called the GRANTEES, their 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. 95, SUNNY ACRES, SECTION III, AS OF RECORD IN BOOK 2663, PAGE 92, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 95 FRONTS 115 FEET ON THE SOUTHERLY SIDE OF WINDEMERE DRIVE AND RUNS BETWEEN LINES 442.1 FEET ON THE EASTERLY SIDE AND 479.3 FEET ON THE WESTERLY SIDE, TO A LINE AT THE REAR ON WHICH IT MEASURES 120.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO \DON D. CLAYTON AND WIFE, BETTY JANE CLAYTON\ BY \DEED\ FROM \EWING O. HARPER, JR. AND WIFE, LILLIAN G. HARPER\ AS RECORDED \02/16/1965\ IN BOOK \3861\ AT PAGE \244\ AS DOCUMENT \69176\.

The said Betty Jane Clayton since having deceased, April 4, 2013 leaving her surviving spouse Don D Clayton as sole vesting.

This improved property is known as 2717 Windemere Dr Nashville, TN 37214

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 and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 21st Day of January 2014

Don D Clayton by Bedonna Matheny

Don D Clayton, a single man by Bedonna Matheny Attorney in Fact Attorney in Fact.

Acknowledgment

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, of the state and county mentioned, personally appeared Bedonna Matheny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the power of attorney for Don D Clayton and is authorized to execute the instruments of Don D Clayton as his power of attorney, she has executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Hermitage Tennessee, this 21st day of January 2014

Notary Public

Printed Name: Dellana Lathan

My Commission Expires: 7-13-14

Dellana Lathan Notary Public State of Tennessee Davidson County

Notary Public

My commission expires: