26B

BILL GARRETT, Davidson County
Trans:T20140023686 DEEDWARR
Recvd: 04/08/14 11:32 2 pgs
Fees:13.00 Taxes:529.10
20140408-0029300

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B
BMTE FILE 14654

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
John D. McDowell	SunTrust Mortgage Inc.	073-09-0-136.00
1225 Eastdale Avenue	901 Semmes Avenue	
Nashville, TN 37216	Richmond, VA 23224	

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Craig Arnold Clements, Executor of the The Estate of Dale Bruce Clements (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto John D. McDowell, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 43, SECTION I, HENDERSON GARDENS, as shown on plat of record in Plat Book 2900, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Dale Bruce Clements, Craig Arnold Clements and Karen Marie Clements as beneficiaries under the Will of Katherine M. Clements, deceased to Dale B. Clements as recorded on the 30th day of December, 1982 in Deed Book 5984, Page 858, in the Register's Office of Davidson County, Tennessee. Dale Bruce Clements has since died on October 25, 2013. The Estate of Dale Bruce Clements was given an Order approving sale of land in Probate File #13P1891, March 14, 2014. The Order also stated Craig Arnold Clements was appointed Executor of the Estate and can convey title to said subject real property as Executor.

This is improved real property located on 1816 Willow Springs Drive, Nashville, Tennessee 37216.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Walker Heights Subdivision, as recorded in Plat Book 2900, Page 75, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $143,000.00
(
(
(Subscribed and sworn to before me
(this 3rd day of April, 2014.
(
(
(My Commission Expires: _____

John D. McDowell
Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of April, 2014.

THE ESTATE OF DALE BRUCE CLEMENTS

BY: Craig Arnold Clements
Craig Arnold Clements, Executor

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Craig Arnold Clements with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor of The Estate of Dale Bruce Clements, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself Executor.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of April, 2014.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires: _____

Notary Public