BILL GARRETT, Davidson County
Trans:T20140027912 DEEDWARR
Recvd: 04/24/14 09:54 3 pgs
Fees:18.00 Taxes:4384.50
20140424-0034408

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,185,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2014.

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 4-24-17

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Robert Lee Clement and Terri Clement 4013 Estes Road Nashville, TN 37215	SAME	11616005800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **EARL S. GROCHAU, II AND WIFE, MARY S. GROCHAU,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT LEE CLEMENT AND WIFE, TERRI CLEMENT,**

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Part One, Evergreen Heights, as of record in Book 1130, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Earl H. Grochau, II and Mary s. Grochau, by deed dated June 27, 2003, from Thomas Edward Weimar and James Bernard Weimar, of record in Instrument No. 20030703-0092636 and re-recorded at Instrument No. 20040206-0014574, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 19, and as amended in Book 1583, page 637, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 3966, page 87, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4013 Estes Road, Nashville, TN 37215.**

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; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of April, 2014.

Earl H. Grochau II

Mary S. Grochau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EARL H. GROCHAU II**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of April, 2014

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY S. GROCHAU**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of April, 2014

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____