NEW OWNER:

Theodore Clay
Andrea Elaine Clay
124 Boyce Court
Nashville, TN 37218

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0184

Map 069 Group 04-0 Parcel 169.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140034801 DEEDWARR
Recvd: 05/19/14 14:12 2 pgs
Fees:13.00 Taxes:257.15
20140519-0042933

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-Nine Thousand Five Hundred and 00/100 Dollars ($69,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARY MASSEY AND SUSAN PEDERSEN** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **THEODORE CLAY, AND WIFE, ANDREA ELAINE CLAY** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Property located in the County of Davidson, Tennessee: All that certain property situated in the County of Davidson, and State of Tennessee, being described as follows: Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, Page 51, Register's Office for said County. Said Lot No. 88 fronts 36.30 feet on the Northerly side of Boyce Court and runs back between lines, 128.10 feet on the Easterly side and 147.56 feet on the Westerly side, to a broken line at the rear on which it measures 135 feet thereon.

BEING the same property conveyed to Susan Pedersen and Mary Massey, by Warranty Deed from Springfield Financial Services, Inc. fka American General Financing Services, Inc., dated January 16, 2012, and of record as Instrument No. 20120120-0005786, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 124 Boyce Court, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 2 day of **May, 2014**.

MARY MASSEY

SUSAN PEDERSEN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARY MASSEY AND SUSAN PEDERSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 2 day of **May, 2014**.

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $ **69,500.00** .

AFFIANT

Sworn to and subscribed to before me 2 day of **May, 2014**.

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016