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

BILL GARRETT, Davidson County
Trans:T20140041197 DEEDWARR
Recvd: 06/11/14 13:57 2 pgs
Fees:13.00 Taxes:266.40
20140611-0050898

WARRANTY DEED

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$72,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2014.

Notary Public

My commission expires: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Cloniger **Margaret E. M. Cloniger**	**David Cloniger**	**Map 078-00-0 Parcel 022-00**
3906 Wayland Dr.	**3906 Wayland Drive**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James E. Sherraden and Elizabeth D. Cave, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Cloniger and wife, Margaret E. M. Cloniger

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, described according to survey made by Hickerson-Mill Engineers/Surveyors, August 18, 1964 as follows:

Being at a point on the Easterly margin of Old Hickory Blvd., said point being 1759 feet South from a point in the Southern boundary line of the property conveyed to Joe W. Collier et al of record in Book 3571, Page 89, Register's Office for Davidson County, Tennessee; thence North 54 30, East 14.45 feet; thence South 28, 30, East 280 feet; thence South 61, 30 West 1450 feet to the easterly margin of Old Hickory Boulevard and; thence with the same North 28, 05, West 100 feet to the beginning.

For informational purposes only, the prior deed of record sets out subject property as containing 6.22 acres.

Being the same property conveyed to James E. Sherraden and Elizabeth D. Cave, by Deed dated January 6, 2010 from Clarence R. Reneau and wife, Joanna Lee Reneau, of record in Instrument No. 20100113-0003304, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) Warranty Deed of Flowage Easement to the USA, of record in Book 2153, Page 591, Register's Office for Davidson County, Tennessee. (2) Restrictive Covenants contained in instrument of record in Book 3830, Page 633, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (____) Unimproved (__x__) property, known as **0 Old Hickory Boulevard, Nashville, TN 37218**

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 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 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 my/our hand(s) this **9th** day of **June, 2014.**

James E. Sherraden

Elizabeth D. Cave

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James E. Sherraden and Elizabeth D. Cave,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **June, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.