BILL GARRETT, Davidson County
Trans:T20140046522 DEEDWARR
Recvd: 06/30/14 15:29 4 pgs
Fees:23.00 Taxes:1572.50
20140630-0057346

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 $425,000.00. Claire K. Harris Affiant Subscribed and sworn to before me, this 30th day of June, 2014. Notary Public My Commission Expires:

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

Address New Owner As Follows: Andrew R. Kramer and Claire K. Harris 5950 Post Road Nashville, TN 37205	Send Tax Bills To: Same	Map, Parcel Number: 116-01-069.00

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, **BERNARD COLE CLIPPARD, JR,. RICHARD FOX CLIPPARD AND VAN CRESS CLIPPARD, devisees of JEAN FOX CLIPPARD, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANDREW R. KRAMER AND CLAIRE K. HARRIS, as joint**

tenants with rights of survivorship, 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. 380 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 380 fronts 175 feet on the westerly side of Post Road and extends back between parallel lines 222.4 feet to a dead line.

Being the same property conveyed to Bernard C. Clippard and wife, Jean Fox Clippard by deed dated February 26, 1970, from Clyde M. Peters and wife, Gladys E. Peters, of record in Book 4400, page 436, Register's Office for Davidson County, Tennessee; the said Bernard C. Clippard having predeceased Jean Fox Clippard. The said Jean Fox Clippard having since died and her will filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P 159, devises subject property to Bernard Cole Clippard, Jr., Richard Fox Clippard and Van Cress Clippard.

Subject property is not the usual place of residence of any of the Grantors or their spouses.

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. Metro 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 assumes and agrees 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 2900, page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5950 Post Road, Nashville, TN 37205.**

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 30th day of June, 2014.

Bernard Cole Clippard, Jr.

Richard Fox Clippard

Van Cress Clippard

By: Richard Fox Clippard, Attorney-in-fact
Richard Fox Clippard, Attorney-In-Fact
Limited Power of Attorney filed of record as
Instrument No. 20140630-0057345
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BERNARD COLE CLIPPARD, JR.**, 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 30th day of June, 2014.

Notary Public

My Commission Expires:

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

567991.1/200736

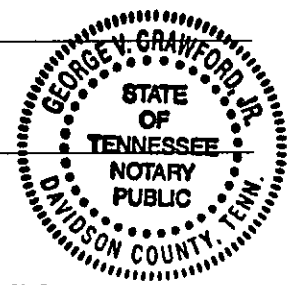
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD FOX CLIPPARD,** 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 30th day of June, 2014.

Notary Public

My Commission Expires:



My Commission Expires MAR. 3, 2015

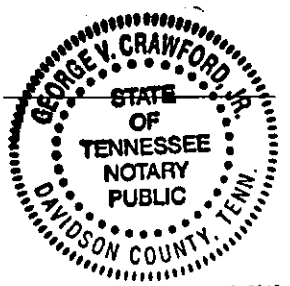
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD FOX CLIPPARD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he is the Attorney in Fact for **VAN CRESS CLIPPARD** and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 30th day of June, 2014.

Notary Public

My Commission Expires:



My Commission Expires MAR. 3, 2015