THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14061048** BILL GARRETT, Davidson County Trans:T20140047611 DEEDWARR Recvd: 07/03/14 10:39 2 pgs Fees:13.00 Taxes:813.63 20140703-0058765	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2014. Notary Public My Commission Expires: SEP 20 2016 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Bryant D Cary 508 Village Ct Nashville TN 37206	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 094-01-0-267

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley M Dean n/k/a Ashley Dean Clayton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryant D Cary, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Shelby Village No. 1 of record in Plat Book 1835, Page 63, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley M. Dean, unmarried by deed from Loretta P. Gant, unmarried, now known as Loretta Gant Wilkins of record in Instrument No. 20080428-0043020 Register's Office for Davidson County, Tennessee, dated April 25, 2008 and recorded on April 28, 2008.

Kenneth A Clayton joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Ashley M Dean n/k/a Ashley Dean Clayton.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 63, Register's Office for Davidson County, Tennessee.
Joint Driveway Easement in Book 5135, Page 180, Register's Office for Davidson County, Tennessee.

This is improved property located at 508 Village Ct Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2014.

Ashley M Dean n/k/a Ashley Dean Clayton

Kenneth A Clayton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley M Dean n/ka Ashley Dean Clayton and Kenneth A Clayton, with whom I am personally acquainted, and who acknowledged that they 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: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066