**This Instrument Prepared by:** **William H. Lassiter, Jr., Esq.**
**150 Fourth Avenue, North, Suite 1850**
**Nashville, Tennessee 37219.**

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP & PARCEL NOS.:** |
|---|---|---|
| Beverly J. Miller<br>14200 Farragut Court<br>Fort Myers, FL 33908 | --same-- | 117-08-0 104.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION OF** the sum of Nine Hundred Twenty-Five Thousand and No/100 ($925,000.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JACK MUSIC, INC. (and now known as CLEMENTVISION, INC.)**, a Tennessee corporation (hereinafter referred to as the "Grantor"), by these presents, do hereby transfer and convey unto **BEVERLY J. MILLER**, and her successors and assigns (collectively referred to as the "Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3405 Belmont Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, 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 2014 property taxes, not yet due. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons. The property is conveyed in its "as is" condition.

Paragraph 18 of the Purchase and Sale Agreement between Beverly J. Miller ("Buyer") and Clementvision, Inc., a Tennessee corporation ("Seller"), dated June 30, 2014, shall survive the Closing as it applies to the right of Aleene Jackson to live on the property until December 31, 2014.

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

BILL GARRETT, Davidson County
Trans:T20140049838 DEEDWARR
Recvd: 07/14/14 08:30 3 pgs
Fees:18.00 Taxes:3422.50
20140714-0061507

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the day 11 of July, 2014.

**GRANTOR:**

**JACK MUSIC, INC. (now known as CLEMENTVISION, INC.)**

**BY:** Robert Lee Clement
**ROBERT LEE CLEMENT, President**

**STATE OF TENNESSEE** )
**COUNTY OF ~~DAVIDSON~~ Williamson** )

The actual consideration for this transfer is $925,000.00.

Joanene Vaughn
**Affiant**

Sworn to and subscribed before me this 11 day of July, 2014.

**Notary Public**

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:**
12-06-16

**STATE OF TENNESSEE** )
**COUNTY OF ~~DAVIDSON~~ Williamson** )

Personally appeared before me, Donna L. Savage, a Notary Public in and for the aforesaid County and State, **ROBERT LEE CLEMENT**, with whom I personally acquainted, and who acknowledged upon oath or affirmation that he is the President of Jack Music, Inc. (now known as Clementvision, Inc.), and that as such, he is authorized by Clementvision, Inc. to execute the within instrument for the purposes therein contained.

Witness my hand, in Franklin, Tennessee on this the 11th day of July, 2014.

**Notary Public**

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:**
12-06-16

**EXHIBIT A**

**PROPERTY DESCRIPTION**

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

Fronting 226 feet on a curve in the westerly margin of Belmont Boulevard and running back 385 feet on the northerly side line and 280 feet on the southerly side line to a rear line.

Being the same property conveyed to JACK MUSIC, INC. (by name change, now known as Clementvision, Inc., a Tennessee Corporation), by Warranty Deed from Kent Harrell, Trustee, dated December 13, 1989, and recorded December 15, 1989, of record in Book 8005, page 902, Register's Office for Davidson County, Tennessee.