RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144637

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063942 DEEDWARR
Recvd: 08/28/14 11:20 2 pgs
Fees:13.00 Taxes:971.25
20140828-0078676

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2014.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Clifton and Brooke Rawlins Clifton 537 Inwood Drive Nashville, TN 37211	Same address as new owner	133-13-71

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Two Thousand Five Hundred and 00/100 Dollars ($262,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM MULLIGAN A MARRIED MAN AND COLTON MULLIGAN, A SINGLE MAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES MICHAEL CLIFTON AND BROOKE RAWLINS CLIFTON HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 108, SECTION 1, ABBAY HALL, as shown on plat of record in Plat Book 2331, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Ryan Hysmith and wife, Abby Hysmith to Colton Mulligan, an unmarried man and William Mulligan, a married person, as joint tenants with rights of survivorship as recorded on the 22nd day of April, 2013 in Instrument No. 20130422-0039514. The subject property is not now nor ever has been the principal place of residence for the grantors.

Being also the same property conveyed to Ryan Hysmith and wife, Abby Hysmith by Warranty Deed from Kelvin Pennington, married, recorded on the 3rd day of November, 2009 in Instrument No. 20091103-0101344, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of August, 2014.

William Mulligan by Colton Mulligan, Attorney in Fact

WILLIAM MULLIGAN, BY COLTON MULLIGAN, ATTORNEY IN FACT

COLTON MULLIGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Colton Mulligan*, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of William Mulligan and acknowledged that he executed the same as the free act and deed of the said William Mulligan.

*Individually, as well as Attorney-in-fact.

WITNESS my hand and seal, this the 25th day of August, 2014.

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

M. Menke
Notary Public

Megan Menke
Printed Notary Name

My commission expires: 5-8-2018