BILL GARRETT, Davidson County
Trans:T20140086030 DEEDWARR
Recvd: 11/14/14 11:14 2 pgs
Fees:13.00 Taxes:3566.80
20141114-0105274

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
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 $964,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2014.

Notary Public

My Commission Expires: 9-11-17

AMY C. SCHLEUER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:
Thomas Michael Clinard, et ux
853 Glendale Lane
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map-Parcel Number:
132-06-0-023.00

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, **Gina M. Whitney, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas Michael Clinard and wife, Cynthia Clinard**, 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. 7 on the Plan of Orr Manor of record in Book 1916, page 191, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gina M. Whitney by deed dated May 27, 2005, from Covenant Investment Properties, LLC, of record in Instrument No. 20050527-0060346, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Jeffrey E. Hottle joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Gina M. Whitney.

This conveyance is made subject to:

1. 2014 taxes which have been paid by Grantor. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1916, page 191, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, of record in Book 6296, page 962, Register's Office for Davidson County, Tennessee.

This is improved property known as: **853 Glendale Lane, Nashville, TN 37204.**

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her 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 13th day of November, 2014.

Gina M. Whitney

Gina M. Whitney

Jeffrey E. Hottle

Jeffrey E. Hottle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gina M. Whitney and Jeffrey E. Hottle, the within named bargainor, 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 13th day of November, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016