BILL GARRETT, Davidson County
Trans:T20140091539 DEEDWARR
Recvd: 12/08/14 10:22 2 pgs
Fees:13.00 Taxes:222.00
20141208-0112069

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tony R. Clouse 134 Hillis Hollow Road Goodlettsville, TN 37072	SAME	071070-05300

THIS INDENTURE, made this 4th day of December, 2014 between

Basel L. Miracle and wife, Faye E. Miracle

of Rhea County, Tennessee, hereinafter referred to as **Grantor**, and

Tony R. Clouse

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Westerly one-half of Lot No. 90 on the Map of Haynie's Oriental Plan, as of record in Book No. 161, Pages 26 and 27, said Register's Office. The said part of Lot No. 90 fronts Fifty feet on the Northerly side of Duke St. and runs back between parallel lines one hundred and forty feet to an alley.

Being the same property conveyed to Basel L. Miracle and wife, Faye E. Miracle by Warranty Deed dated 8/29/13 from Billy D. Lee and Patricia E. Lee, married of record in Instrument No. 20130905-0093873, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 205 Duke Street, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Basel L. Miracle
Basel L. Miracle

Faye E. Miracle
Faye E. Miracle

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RHEA

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Basel L. Miracle and Faye E. Miracle, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of December, 2014.

Brigid S. Tussey
Notary Public Brigid S. Tussey

My Commission Expires: ~~11/3/15~~ 11.26.2017

BRIGID S. TUSSEY
STATE OF TENNESSEE NOTARY PUBLIC
RHEA COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RHEA

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $60,000.00.

Vanette Hinch Hughes
Affiant Agent

Sworn to and subscribed before me, this 4th day of December, 2014.

Brigid S. Tussey
Notary Public Brigid S. Tussey

My Commission Expires: ~~11/3/15~~ 11.26.2017

BRIGID S. TUSSEY
STATE OF TENNESSEE NOTARY PUBLIC
RHEA COUNTY