NEW OWNER:

Shannon N. Clemmons
Samuel C. Clemmons
1125 Ridgeview Drive
Nashville, TN 37220

SEND TAX BILLS TO:

New Owner
1125 Ridgeview Drive
Nashville, TN 37220

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-1042

145-07-0-004.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140097484 DEEDWARR
Recvd: 12/31/14 11:13 3 pgs
Fees:18.00 Taxes:6845.00
20141231-0119175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Eight Hundred Fifty Thousand and 00/100 Dollars ($1,850,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **1125 RIDGEVIEW, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SAMUEL CLAY CLEMMONS and SHANNON N. CLEMMONS, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

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

Being Lot No. 17 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estates, described according to a survey made by William A. Pitts, Surveyor as follows:

Beginning on the southerly margin of Ridge View Drive, at the corner of Lots Nos. 16 and 17; thence with the line between said Lots, southwardly 390.8 feet to the southeast corner of Lot No. 17; thence with the south line of said lot, westwardly 224.41 feet to the corner of Lots Nos. 17 and 18; thence with the line between said lots, northwardly 347.4 feet to the southerly margin of Ridge View Drive; thence with the southerly margin of said Drive eastwardly 189.72 feet to the beginning.

BEING the same property conveyed to 1125 Ridgeview, LLC, by Warranty Deed from Lisabeth Clare Scales Nuigent, a 1/2 undivided interest and Lisabeth Clare Scales Nugent, Trustee of the Thomas Walter Scales Special Needs Trust, a 1/2 undivided interest, dated October 15, 2013, and of record as Instrument No. 20131028-0111864, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1125 Ridgeview Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **December, 2014**.

1125 RIDGEVIEW, LLC

Member

By: Nathan Lyons, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, 1125 RIDGEVIEW, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Nathan Lyons is Member of 1125 RIDGEVIEW, LLC, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized officer.

WITNESS my hand and official seal at office 23rd day of **December, 2014**.

BRITTANY T. DUGAS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ **1,850,000.00** .

AFFIANT

Sworn to and subscribed to before me 9th day of **December, 2014**.

NOTARY PUBLIC

My commission expires: 4-12-15

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN