WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008219 DEEDWARR
Recvd: 02/02/15 16:00 2 pgs
Fees:13.00 Taxes:2771.30
20150202-0009749

O-ZR-15-72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/6/17

(AFFIX SEAL)

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John W. Clay, Jr. and Anne C. Clay	**New Owner**	
(NAME)	(NAME)	
72 Concord Park West		**116-8-C-72.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JANE A. DUDLEY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN W. CLAY, JR. AND ANNE C. CLAY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 72, REVISION #2, SUGARTREE, PHASE #2, as shown on plat of record in Plat Book 4860, Pages 79-80, amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5122, Page 326, Book 5169, Page 426, Book 5121, Page 89, Book 5238, Page 93, Book 5191, Page 412, and Book 5222 , Page 468 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 to Jane A. Dudley, A Single Woman by Warranty Deed from James M. Schulman, Executor of the Estate of Miriam P. Schulman, deceased and Trustee of the Testamentary Trust created under the Last Will and Testament of Miriam P. Schulman, recorded on the 28th day of September, 2004 in Instrument No. 20040928-0116798, in the Register's Office of Davidson County, Tennessee.

Power of Attorney previously recorded in Instrument Number 20150202-0009523 Register's Office, Davidson County, Tennessee.

NOTE: DWAYNE JOHNSON JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:

- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION #2, SUGARTREE, PHASE #2, as recorded in Plat Book 4860, Page(s) 79-80, amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5122, Page 326, Book 5169, Page 426, Book 5121, Page 89, Book 5238, Page 93, Book 5191, Page 412, and Book 5222, Page 468, said Register's Office.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4857, Page 157, Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5169, Page 426, Book 5514, Page 138, Book 5691, Page 61 and Book 11758, Page 466, said Register's Office.
- Charter of record in Book 5365, Page 903, Book 5636, Page 525, Book 5639, Page 45, Book 5683, Page 667 and Book 5683, Page 670, said Register's Office.
- Easement of record in Book 7061, Page 100, said Register's Office.
- Quitclaim Deed to Homeowners Association for Common Areas recorded in Book 5683, Page 675.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **72 Concord Park West, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 2nd DAY OF FEBRUARY, 2015.

Jane A. Dudley by Dwayne Johnson as Attorney In Fact

Dwayne Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwayne Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JANE A. DUDLEY, and who acknowledged he executed the same as the free act and deed of the said JANE A. DUDLEY.

Witness my hand and official seal, this the 2nd of February, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWAYNE JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of February, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016