This instrument prepared by and return to:
Tish Baldwin, Attorney at Law
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 150383TN

BILL GARRETT, Davidson County
Trans:T20150027604 DEEDWARR
Recvd: 04/13/15 15:40 2 pgs
Fees:13.00 Taxes:1111.85
20150413-0032592

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Elise A. McCracken	New Owner	**07111025100**
1428A Stainback Avenue		
Nashville, TN 37207		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Clark**, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Elise A. McCracken, an unmarried woman,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

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

BEING Lot No. One Hundred and Eighty Eight (188), of the Highland Land Co's Subdivision, a plat of which is of record in Book No. 421, page 14, Register's Office for Davidson County, Tennessee. Said Lot No. One Hundred and Eighty Eight (188) together fronts 50 fee on the west side of Stainback Avenue and extends back between parallel lines one hundred and seventy five (175) feet to a fifteen (15) foot alley.

BEING part of the same property conveyed to Robert Clark by deed from Charles R. Haley of record in Instrument No. 2012012-0093457, dated 10/10/12 and recorded 10/12/12, Register's Office, Davidson County, Tennessee .

The above referenced property is not and has never been the primary residence of the Grantor or Grantor's spouse.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Robert Clark** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is

unencumbered, unless otherwise herein set out;

AND **Robert Clark** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1428A Stainback Avenue, Nashville , TN 37207**.

Executed on this 2nd day of April. 2015.

Robert Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **Robert Clark** executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of April, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $300,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 2nd day of April, 2015.

Notary Public

My Commission Expires:_____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018