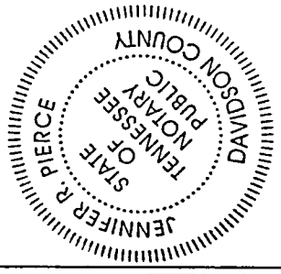
Davidson County DEEDWARR
Recvd: 04/23/15 08:31 2 pgs
Fees:13.00 Taxes:767.75
20150423-0036159

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$207,500.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me, this the 17th day of April, 2015.

Notary Public

My commission expires: 11-16-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carlos G. Vanoye **Christi R. Vanoye**	Suntrust Mortgage	**Map 092-13-0 Parcel 377-00**
512 N. McClurg Court #2101	1001 Semmes Ave	
Chicago, IL 60611	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John O. Clayton, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carlos G. Vanoye and Christi R. Vanoye, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 183, on the Plan of Hortense Place, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John O. Clayton, Jr. by Deed dated December 20, 2013 from Timothy Ray Wilson, unmarried, of record in Instrument No. 20131226-0129706, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not now nor ever has been the principal residence or the Grantor or the Grantor's spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **254 37th Avenue North, Nashville, TN 37209**

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 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 GRANTEES, 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 17 day of **April, 2015.**

John O. Clayton, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John O. Clayton, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of **April, 2015.**

Diana D. Aubin
Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY