PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150035695 DEEDWARR
Recvd: 05/08/15 10:46 2 pgs
Fees:13.00 Taxes:1924.00
20150508-0042297

W & I Ref: (DM) Title No.: 57341
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Loy Carney Greyson Kerley 1519 Clayton Avenue Nashville, TN 37212	Franklin American Mortgage Company 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 117080C00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$520,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard J. Rettberg and Terry L. Rettberg, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Loy Carney and Greyson Kerley, tenants in common with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

An Apartment in Davidson County, Tennessee, being Unit No. C of Clayton Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Inst. No. 20001026-0106312, amended in Instrument No. 20120222-0015165, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Planned Unit Development, together with a parking easement as set for the in instrument of record in Inst. No. 20000315002678l and in the Master Deed of record in Inst. No. 20001026-0106312, said Register's Office.

Being the same property conveyed to Richard L. Rettberg and wife, Terry L. Rettberg, by Warranty Deed from Primary Closing Corporation, dated February 28, 2008 and recorded on March 6, 2008, of record in Inst. No. 20080306-0022734, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record on Exhibit "B" to the Master Deed of record in Inst. No. 20001026-0106312, amended in Instrument No. 20120222-0015165, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Inst. No. 20001026-0106312, amended in Instrument No. 20120222-0015165, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Parking Easement as set forth in the instrument of record in Inst. No. 20000315002678l and in the Master Deed of record in Inst. No. 20001026-0106312, said Register's Office.

This is improved property, known as 1519 Clayton Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2015.

Richard J. Rettberg

Terry L. Rettberg

State of Tennessee

County of Davidson

On this 30th day of April, 2015, before me the undersigned authority, personally appeared Richard J. Rettberg and Terry L. Rettberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY M. LEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Sworn and subscribed before me this 30th day of April, 2015.

Notary

My Commission Expires: 3/16/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.