THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15353

BILL GARRETT, Davidson County
Trans:T20150036381 DEEDWARR
Recvd: 05/11/15 15:27 2 pgs
Fees:13.00 Taxes:207.66
20150511-0043116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY SIX THOUSAND ONE HUNDRED TWENTY THREE AND 00/100 ($56,123.00) DOLLARS, cash in hand paid by DARNELL CLAY and wife, MICHELLE CLAY, receipt of which is hereby acknowledged, we, DONALD Z. CRIPPS and wife, PATRICIA G. CRIPPS, have bargained and sold, and by these presents transfer and convey unto the said DARNELL CLAY and wife, MICHELLE CLAY, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described partly by a survey made by Z.J. Wilkerson, Surveyor, May 12, 1949, as follows:
>
> BEGINNING on a southerly margin of Stratford Avenue at a point 550 feet west of the westerly margin of Hampton Avenue, said point also being 100 feet west of the northwest corner of the proeprty conveyed to James Rutledge and wife, by deed from Warren Glenn Pittman and wife, of record in Book 2154, Page 177, Register's Office of said county; thence southwardly and parallel with the westerly line of said Rutledge property, 150 feet; thence westwardly and parallel with the southerly margin of Stratford Avenue 50 feet; thence northwardly 150 feet to the southerly margin of Stratford Avenue; thence with said Avenue North 77 degrees East 50 feet to the beginning.
>
> Being the same property conveyed to Frank Z. Cripps and wife, Hilda Cripps by deed from Sperry McKeel Wright, dated February 20, 1954 and of record in Book 2272, Page 209, in the Register's Office of Davidson County, Tennessee. Also being the same property to which title vested in Frank Z. Cripps upon the death of his wife, Hilda Cripps, by reason of their tenancy by the entirety. Also being the same property conveyed to Donald Z. Cripps and wife, Patricia G. Cripps by Quitclaim Deed from Frank Z. Cripps, dated Novmber 10, 2011 and of record in Instrument No. 20111115-0089260, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Avondale Circle, also known as Stratford Avenue.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DARNELL CLAY and wife, MICHELLE CLAY, their heirs and assigns, forever. And we do covenant with the said DARNELL CLAY and wife, MICHELLE CLAY, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind

ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said DARNELL CLAY and wife, MICHELLE CLAY, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 29th day of April, 2015.

DONALD Z. CRIPPS

PATRICIA G. CRIPPS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, DONALD Z. CRIPPS and wife, PATRICIA G. CRIPPS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 29th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $56,123.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 29th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

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Tax Map 071 02 0 058.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. DARNELL CLAY
2032 Cancor Dr
Goodlettsville TN 37072