| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 357,500.00.<br>Daniel L Clayton<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2015<br>Notary Public<br>MY COMMISSION EXPIRES: May 8, 2016<br>(AFFIX SEAL) |

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel L. Clayton | Integrity First Financial Group | MAP |
| 4113 Idaho Avenue | 6333 Greenwich Drive #280 | PARCEL 103-04-0-277.00 |
| Nashville, TN 37209 | San Diego, CA 92122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jeff Bliss, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel L. Clayton and wife Stacy E. Clayton**

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. 23 on the Plan of Charlotte Ave. Church of Christ Addition to West Nashville of record in Plat Book 547, Page 199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff Bliss by Warranty deed from Richard McLaurin and wife, Liz McLaurin of record in Instrument No. 20050329-0033708 Register's Office for Davidson County, Tennessee, dated March 25, 2005 and recorded on March 29, 2005.

Jessica Bliss joins in the conveyance of this property to convey any marital interest she may have.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4113 Idaho Avenue, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20150038292 DEEDWARR
Recvd: 05/18/15 11:02 2 pgs
Fees:13.00 Taxes:1322.75
20150518-0045366

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, their heirs and assigns forever; and we do covenant with 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 our hand(s) this the 12th day of May, 2015.

Jessica Bliss
By: Jeff Bliss, Attorney in Fact

Jessica Bliss,
BY: Jeff Bliss, Attorney in Fact

Jeff Bliss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeff Bliss** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2015.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeff Bliss** 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 on behalf of **Jessica Bliss**, as HIS Attorney in Fact, as the free act and deed of the within named **Jessica Bliss**.

Witness my hand and official seal this the 15th day of May, 2015.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE