BILL GARRETT, Davidson County
Trans:T20150042344 DEEDWARR
Recvd: 06/01/15 12:25 2 pgs
Fees:13.00 Taxes:209.05
20150601-0050396

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tony R. Clouse 134 Hills Hollow Road Goodlettsville, TN 37072	SAME	080120-04700

THIS INDENTURE, made this 29th day of May, 2015 between

Algerine J. Bridges

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Tony R. Clouse

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 352 on the Plan of Section II, Bordeaux Hills, as of record in Book 3600, Page 7, Register's Office for said County. Said Lot No. 352 fronts 61.46 feet on the Southerly side of Snell Blvd. and extends back 203.38 feet on the Westerly line and extends back 214.7 feet on the Easterly line which is a broken line, to a dead line in the rear on which it measures 49.43 feet.

Being the same property conveyed to Danny Bridges, Jr. and wife, Algerine J. Bridges by Deed dated 10/15/71from James Wade McDaniel and wife, Sarah Jane McDaniel of record in Book 4546, Page 560, Register's Office for Davidson County, Tennessee. Danny Bridges, Jr. now being deceased, having died on May 11, 2015.

This is (X) improved ( ) unimproved property known as: 1484 Snell Boulevard, Nashville, TN 37218.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Algerine J. Bridges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Algerine J. Bridges, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 29th day of May, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $56,500.00.

Affiant

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

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY