WARRANTY DEED

RETURN TO: BOX 10-A
Premier Escrow, LLC
4301 Hillsboro Pike, Ste 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Scott Clayton	SAME	
(NAME)		
1024 Tyne Boulevard		145-04-0 015.00
(ADDRESS)		
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(ZIP)	

BILL GARRETT, Davidson County
Trans:T20150049137 DEEDWARR
Recvd: 06/19/15 12:06 2 pgs
Fees:13.00 Taxes:12946.30
20150619-0058872

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, WE, **DAVID GILBERT AND CONNIE GILBERT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY SCOTT CLAYTON AND PAMULA CLAYTON, 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. 8 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 1, 1947, as follows:

Beginning on the Northerly margin of Tyne Boulevard, at the corner of Lot Nos. 8 and 9, said beginning point is also 301 feet East of the Southeast corner of Lealand Manor, Fourth Addition; thence with the line between Lot Nos. 8 and 9, North 486.5 feet to the Southerly line of Gateway Acres, Second Addition; thence with the Southerly line of same, Eastwardly 300 feet to the corner of Lot Nos. 7 and 8; thence with the line between said Lots, Southwardly 463 feet to the Northerly margin of Tyne Boulevard; thence with the Northerly margin of same, Westwardly 300 feet to the beginning.

Being the same property conveyed to David Gilbert and Connie Gilbert, husband and wife by Warranty deed from Tipton L. Sneed and wife, Jennifer Paige Sneed of record in Instrument No. 20040713-0083407 Register's Office for Davidson County, Tennessee, dated July 02, 2004.

This conveyance is subject to (a) 2015 real property taxes; and (b) easement of record in Book 6288, page 63, said Register's Office.

unimproved
This is improved x property, known as 1024 Tyne Boulevard, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 18th day of June, 2015.

DAVID GILBERT

CONNIE GILBERT

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 David Gilbert and Connie Gilbert, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015