Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150054564 DEEDWARR
Recvd: 07/07/15 10:12 2 pgs
Fees:13.00 Taxes:1442.63
20150707-0065586

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Arthur Carlson Jr. and Peggy Francesca Carlson	New Owner	
234 Harding Pl.		13001013500
Nashville, TN 37205		
(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, **Thomas Michael Clinard as Successor Trustee of the Charles P. Clinard Revocable Trust dated August 13, 2012,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur Carlson Jr. and wife, Peggy Francesca Carlson,**

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. 25 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, Pages 94 & 95, 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 Charles P. Clinard and wife, Frances N. Clinard, by Quitclaim deed from John H. Clinard, of record in Book 7942, page 561, Register's Office for Davidson County, Tennessee, dated September 11, 1989 and recorded on September 20, 1989.

Being the same property conveyed to Charles P. Clinard and his successors in trust, as trustee of the Charles P. Clinard Revocable Trust dated August 13, 2012 by Quitclaim deed from Charles P. Clinard of record in Instrument No. 20120817-0074107 Register's Office for Davidson County, Tennessee, dated August 13, 2012 and recorded on August 17, 2012. Charles P. Clinard died on August 18, 2014 and Thomas Michael Clinard is the Successor Trustee by operation of the subject Trust Agreement.

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 IMPROVED property known as **234 Harding Pl., Nashville, TN 37205.**

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 the 4th day of June, 2015.

Thomas Michael Clinard, Successor Trustee

STATE OF FLORIDA)

COUNTY OF WALTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Michael Clinard as Successor Trustee of the Charles P. Clinard Revocable Trust dated August 13, 2012,** 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of June, 2015.

My Commission expires: MARCH 18, 2019.

Notary Public

JAMES CLYDE ESTES
MY COMMISSION # FF 211527
EXPIRES: March 18, 2019
Bonded Thru Notary Public Underwriters