BILL GARRETT, Davidson County
Trans:T20150106224 DEEDWARR
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Fees:13.00 Taxes:1110.00
20151216-0126488

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
Jeff Kendig PO Box 160162 Nashville, TN 37216	Jeff Kendig PO Box 160162 Nashville, TN 37216	07114032600 07114032700 07114032800

THIS INDENTURE, made this 15th day of December, 2015 between

Tony Clouse, unmarried

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

Jeff Kendig, married

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:

Land in Davidson County, Tennessee, being Lot No. 43, Block "A" East View Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee. Said lot fronts 44 feet 6 inches on the North side of Ligon Avenue and runs back 120 feet on the West line and 120 feet 6 inches on the East line along the West margin of a 10 foot alley, to a dead line in the rear on which it measures 48 feet 3 inches. This is improved property known as: 2 Ligon Ave. Nashville, TN 37207.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 42 of Block "A", East View Subdivision of the Shwab property, a Plan of which is of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee. Said Lot No. 42 fronts 50 feet on the Northerly side of Ligon Ave. and runs back between parallel lines a distance of 120 feet to a dead line. This is improved property know as 4 Ligon Ave. Nashville, TN 37207.

Tract 4: Land in Davidson County, Tennessee, being Lot No. 41 of Block "A" on the Plan of East View Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee. Said Lot No. 41 fronts 50 feet on the Northerly side of Ligon Ave. and runs back between parallel lines 120 feet to a dead line. This is improved property known as 6 Ligon Ave., Nashville, TN 37207.

Being the same property conveyed to Tony Clouse by Warranty Deed from Caesar Holding, LLC dated 10-13-2003 of record in Instrument No. 20031017-0153925, Register's Office for Davidson County, Tennessee.

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.

Tony Clouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tony Clouse, 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 15th day of December, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

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 $300,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of December, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County