BILL GARRETT, Davidson County
Trans:T20160026995 DEEDWARR
Recvd: 04/04/16 12:50 3 pgs
Fees:18.00 Taxes:6029.15
20160404-0031765

FROM: G. Scott Rayson and wife, Caroline P. Rayson

TO: Robin Clarke and spouse, Clare Clarke

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Robin and Clare Clarke 2227 Belmont Boulevard Nashville, Tennessee 37212	Wells Fargo Bank N.A. P.O. Box 11701 Newark, NJ 07101-4701	Map 104-16 Parcel 153

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,629,500.00.

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this the 1st day of Apr., 2016.

Notary Public
My Comm. Expires: 03-07-17

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, G. Scott Rayson and wife, Caroline P. Rayson, hereinafter called "GRANTORS", have bargained and sold, and by these presents does transfer and convey unto Robin Clarke and spouse, Clare Clarke, hereinafter called "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. 157 on the Plan of Belmont Land Co's Plan as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to G. Scott Rayson and wife, Caroline P. Rayson, by deed from Georgianna West Russell and husband Eric V. Youngquist, of record as Instrument No. 20060406-0039941, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Taxes for the year 2016, which have been prorated.

2. Subject to Restrictive Covenant for Detached Structure, of record as Instrument Nos. 20010827-0092302 and 20061121-0144673, said Register's Office.

This is improved property known as 2227 Belmont Boulevard, Nashville, Tennessee 37212.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 this 31st day of March, 2016.

G. Scott Rayson

Caroline P. Rayson

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 G. Scott Rayson and Caroline P. Rayson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 5/6/19

