BILL GARRETT, Davidson County
Trans:T20160041119 DEEDWARR
Recvd: 05/17/16 10:16 4 pgs
Fees:23.00 Taxes:1979.50
20160517-0049029

(1)

This Instrument Prepared By:
TRESSLER & ASSOCIATES, PLLC
212 N. Castle Heights Avenue
Lebanon, Tennessee 37087

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
CHARLES ASHLEY CLAYTON, JR. 130 Donelson Pike Nashville, Tennessee 37214	New Owner	096-05-0-094.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOHN A. GHOLSON, III**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **CHARLES ASHLEY CLAYTON, JR.**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey of Cummings and Cummings surveyors and consultants of Hermitage, Tennessee, dated May 26, 1970, as follows:

Beginning at a point in the southerly margin of Bluefields Drive, the northeasterly corner of the Odum property, thence along said margin south 83° 25' east 86.88 feet to an iron pin, the beginning of a curve; thence along and around said curve with a radius of 26.02 feet southeasterly 38.47 feet to an iron pin in the westerly margin of Donelson Pike; thence along said margin southerly 102.60 feet to an iron pin, the northeasterly corner of the Underwood Property; thence north 83° 25' west 115.69 feet to an iron pin, thence north 2° 58' east 125.90 feet to the point of beginning.

Being the same property conveyed to John A. Gholson, III by General Warranty Deed of record in Book 7159, Page 801, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of May, 2016.

JOHN A. GHOLSON, III

STATE OF TENNESSEE]
COUNTY OF WILSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JOHN A. GHOLSON, III the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 13th day of May, 2016.

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 5-30-17

STATE OF TENNESSEE]
COUNTY OF WILSON]

The actual consideration or value, whichever is greater, for this transfer is **$535,000.00**.

Affiant

Subscribed and sworn to before me this 13th day of May, 2016.



Notary Public
My Commission Expires: 5-30-17

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2016, and all subsequent years' real property taxes.

2. Sanitary Sewer Easement of record in Book 6196, Page 513, Register's Office for Davidson County, Tennessee.