WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,254.00

Affiant

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-11-20

(AFFIX SEAL)

O-BR-16-1205-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wesley A. Clanton	Movement Mortgage	
(NAME)	(NAME)	**105-3-249.00**
1205 2nd Avenue South	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAM PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESLEY A. CLANTON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 21 and 22 on the plan of John Nelson's Addition, of record Book 2, Page 182, Register's Office for said County and more particularly described as follows:

Beginning on the westerly margin of Second Avenue South, formerly Market Street at the northeast corner of property conveyed to Mrs. Clara Spiegel by deed from Robert W. Langrum, Trustee, et al, of record in Book 1110, Page 3, said Register's Office; thence with Spiegel's northerly line westwardly 130 feet to the easterly margin of an alley; thence with said alley northwardly 39 feet; thence eastwardly 130 feet, more or less, to the westerly margin of Second Avenue South; thence with said Avenue southwardly 39 feet to the beginning.

Being the same property conveyed to CAM Properties, LLC by Quitclaim Deed from Charles M. Talbott and Michelle Talbott, husband and wife, recorded July 29, 2014 in Instrument No. 20140729-0067133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 182, Register's Office for Davidson County, Tennessee;
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's Office for Davidson County, Tennessee;
- Property taxes for 2017 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 2nd Avenue South, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 10/21/16 15:36 2 pgs
Fees:13.00 Taxes:1673.34
20161021-0111724

Witness my/our hand(s) this the 19 DAY OF OCTOBER, 2016.

CAM Properties, LLC

BY: _____
Charles M. Talbott, Jr.
Chief Manager

BY: _____
Michelle B. Talbott
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES M. TALBOTT, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of CAM PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of October, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE B. TALBOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY of CAM PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of October, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON