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Bill Garrett Davidson County
Batch# 62178 DEEDWARR
02/23/2018 03:38:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180223-0017527

After Recording, Return and Mail Tax Statements to:
Daniel J. Cleary and Elayna K. Cleary
1464 Tyne Blvd
Nashville, TN 37215

ADDRESS OF NEW OWNER: SAME

WARRANTY DEED

DANIEL J. CLEARY and ELAYNA K. CLEARY, the GRANTORS,

Whose mailing address is 1464 Tyne Blvd., Nashville, TN 37215

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and confirm to

DANIEL JOSEPH CLEARY and ELAYNA K. CLEARY, as trustees of THE CLEARY FAMILY LIVING TRUST, U/A dated October 1, 2009, the GRANTEE,
is a Revocable Trust.
Whose mailing address is 1464 Tyne Blvd., Nashville, TN 37215;

And to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Zone Lot Division, Lot 1, Resubdivision of Lot 29, Tyne Crest, of record in Plat Book 6250, page 239, amending Plat Book 5210, page 340, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Daniel J. Cleary and Elayna K. Cleary, husband and wife, by the warranty deed from Jacqueline P. Hale Boswell, married, dated December 17, 2003, of record in Instrument no. 20040102-0000633, Register's Office for Davidson County, Tennessee.

More commonly known as 1464 Tyne Blvd., Nashville, TN 37215;

Assessor's Parcel Number: 145-02-0-063.00

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together will all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee and Grantee's assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 23 day of FEBRUARY, 2018 AD

DANIEL J. CLEARY

ELAYNA K. CLEARY

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this 23 day of FEBRUARY, 2018 AD before me, the undersigned, personally appeared DANIEL J. CLEARY and ELAYNA K. CLEARY, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

ASHLEIGH DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires Sept. 7, 2021