Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**52,150.00**

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of ~~January~~, February 2019.

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7-5-2021

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS:

James H. Allen
And wife, Kathy Lee Allen
5005 Ruskin Avenue
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 191551 DEEDWARR
02/04/2019 03:16:02 PM 2 pgs
Fees: $13.00 Taxes: $192.96
20190204-0010530

SEND TAX BILLS TO:
Same as New Owner

Tax ID Number: 061 04 0 026.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **W. T. CLINARD AND WIFE, JESSIE B. CLINARD, referred** to as Grantors, hereby transfer and convey to **JAMES H. ALLEN AND WIFE, KATHY LEE ALLEN,** hereinafter referred to as Grantees, their successors, heirs and assigns a certain tract or parcel of land in DAVIDSON County, State of Tennessee described as follows, TO WIT:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by L. R. Mefford, Jr., Surveyor, dated December 15, 1965, as follows:
BEGINNING at an iron pin in the westerly margin of a 50-foot unnamed street, said point being S 44 deg. 15' W 75 feet from the southeast corner of the property conveyed to L. D. Donoho and wife by deed of record in Book 2647, Page 306, Register's Office for Davidson County, Tennessee; thence along said Street, S 21 deg. 25' W 113.6 feet to an iron pin; thence N 79 deg. 05' W 131 feet to an iron pin in the easterly boundary of the Davidson County Quarry Lot; thence with the same, N 26 deg. 30' E 191.4 feet to an iron pin; thence S 42 deg. 45' E 122.50 feet to the point of beginning, containing .42 of an acre.

Being the same property conveyed to W. T. Clinard and wife, Jessie B. Clinard by Warranty Deed dated June 29, 1985 from Mary H. Bruce which deed is recorded in Book 6596, Page 958 in the Register's Office for Davidson County, Tennessee. This is improved property known as: 5005 Ruskin Avenue, Nashville, TN 37216

The property described above is improved property known as 5005 Ruskin Avenue, Nashville, TN 37216

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including matters set out on survey by L. R. Mefford, Jr., Surveyor, dated December 15, 1965, if any, and subject to any unpaid property taxes which have become and lien and are due and payable as of the date of this deed.

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 successors, heirs and assigns forever, and We do covenant with the said **GRANTEES** 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 **GRANTEES**, their successors, 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 my hand and official seal this 26th day of January, 2019.

W. T. Clinard

Jessie B. Clinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **W. T. Clinard and wife, Jessie B. Clinard,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon their oaths acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this 25th day of January, ~~2029~~. 2019.

Notary Public

My Commission expires: 7-5-21

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTUMENT IS PREPARED BY:
Deanie L. Gregory,Attorney-at-Law
200 Madison Street
Madison, TN 37115
At the request of the parties hereto
And without the benefit of a title
Search and/or examination of title