This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 442778 DEEDWARR
07/23/2020 11:57:30 AM 2 pgs
Fees: $13.00 Taxes: $466.20
20200723-0081125

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tony Ray Clouse 134 Hills Hollow Rd. Goodlettsville, TN 37072	Tony Ray Clouse 134 Hills Hollow Rd. Goodlettsville, TN 37072	018070-057.00

THIS INDENTURE, made this 22nd day of July, 2020 between

Lula Mae Hire, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Tony Ray Clouse, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 66 on the Plan of Connell Estates, Section 3, a plat of which is of record in Book 3600, Page 31, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lula Mae Hire and husband, G.W. Hire by Quitclaim Deed dated 9/28/2012 from Lula Mae Hire and Danny M. Hire of record in Instrument No. 20121003-0090486, and by Quitclaim Deed dated 12/28/2004 from Lula Mae Hire of record in Instrument No. 20050103-0000203, Register's Office for Davidson County, Tennessee. G.W. Hire now being deceased, having died on 11/7/2019, leaving Lula Mae Hire as the sole tenant by the entirety.

This is (X) improved ( ) unimproved property known as: 303 Utley Dr., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Lula Mae Hire by Arthur J Wimberly Attorney in Fact
Lula Mae Hire by Arthur J. Wimberly, Attorney in Fact

Durable General Power of Attorney of record in Instrument No. 20200723-0081124, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2020, before me personally appeared Arthur J. Wimberly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Lula Mae Hire, and who acknowledged that he executed the same as the free act and deed of Lula Mae Hire.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 22nd day of July, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

Karen B. Heavener Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $126,000.00.

Arthur J Wimberly
Affiant

Sworn to and subscribed before me, this 22nd day of July, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

Karen B. Heavener Notary Public Davidson County