THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 487926 DEEDWARR
10/02/2020 09:29:49 AM 2 pgs
Fees: $13.00 Taxes: $7,011.50
20201002-0113958

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Grace O. Clayton and Marie Young 814 Westview Ave. Nashville, TN 37205	new owner	130-11-0-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PAUL SOPER, TRUSTEE OF BIRD DOG LAND REVOCABLE TRUST,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **GRACE O. CLAYTON AND MARIE YOUNG, MARRIED TO EACH OTHER** ("Grantees" herein), their heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32, as shown on the map entitled Revised Plat of the New Golf Club Subdivision, of record in Book 421, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PAUL SOPER, TRUSTEE OF THE BIRD DOG LAND REVOCABLE TRUST, by deed from GRANT RUTLEDGE AND WIFE, REBECCA RUTLEDGE, of record as Instrument No. 20190702-0064334, dated June 28, 2019, said Register's Office.

This is improved property known as: 814 Westview Ave., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand as of this 25th day of September, 2020.

PAUL SOPER, TRUSTEE OF BIRD DOG LAND REVOCABLE TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **PAUL SOPER, TRUSTEEE OF BIRD DOG LAND REVOCABLE TRUST**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 25th day of September, 2020.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,895,000.00.**

Sworn to and subscribed before me this 25th day of September, 2020.

Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON