WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-SB-MIP-21-245

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)
Memphis Investment Properties III, LLC	**New Owner**	
(NAME)	(NAME)	**119-14-0-015.00**
4701 Summer Avenue		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38122		
(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, **LARRY K. CLAYTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being a Parcel 15.00 as shown on Metro Property Map 119-14 in the 16th Council District in Metro Davidson County, Tennessee and more particular described as follows according to a field survey performed by Q.S. Pulliam, TNRLS#2346, on August 03, 2021:

Beginning at an iron rod found on the south margin of Collier Avenue (50' R.O.W.), said rod being approximately 478 feet west of the intersection with the west margin of Dobbs Avenue (50' R.O.W.), said rod also being the northwest corner of the herein described property;

Thence, following said south margin, South 82 degrees 18 minutes 48 seconds East, a distance of 75.00 feet to a point;

Thence, leaving said south margin, South 05 degrees 35 minutes 14 seconds West, a distance of 155.50 feet to a point;

Thence, North 82 degrees 18 minutes 48 seconds West, a distance of 75.00 feet to a point;

Thence, North 05 degrees 35 minutes 14 seconds East, a distance of 155.50 feet to the Point of Beginning.

Containing 11,655 square feet or 0.27 acres.

Being the same property conveyed to Larry K. Clayton as of record in Instrument Number 20210518-0066559 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lester G. Acton and wife, Jacqulyn Acton by Warranty deed from Ken W. Jones and wife, Patricia Ann B. Jones of record in Book 4942, page 155, Register's Office for Davidson County, Tennessee, dated August 14, 1975 and recorded on August 15, 1975. Also see Affidavit of Heirship record on May 06, 2021 in Instrument No. 20210506-0061004 and Estate of Jacqulyn K. Acton, Docket No. 20P-2179. (Value or consideration shown in aforementioned deed $22,000.00.) Being also known as 245 Collier Avenue Nashville, Tennessee 37211.

Lester G. Acton having died on or about July 30, 2013, leaving Jacqulyn Acton as tenant by the entirety.

Jacqulyn Acton having died on or about October 23, 2020.

Affidavit of Heirship, recorded on May 06, 2021 and recorded in instrument No. 20210506-0061004.

Karen Johnson Davidson County
Batch# 708755 **DEEDWARR**
09/01/2021 12:27:42 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210901-0117916

Being the same property conveyed to Larry K. Clayton, unmarried by Executor's deed from Larry K. Clayton, as Executor of the Last will and Testament of Jacqulyn Acton of record in Instrument No. 20210518-0066559 Register's Office for Davidson Ccunty, Tennessee, dated May 11, 2021 and recorded on May 18, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien 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: **245 Collier Ave, Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 25th DAY OF AUGUST, 2021.

Larry K. Clayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY K. CLAYTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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