WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/04 14:46 3pgs
Fees:18.00 Taxes:943.50

20040408-0040405

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Williams	Thomas C. Williams	
2743 Roscdale Place	(NAME) Same	
Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph D. Claybon and Barbara Claybon , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Williams , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LOT 13, TUCKAHOE SQUARE – 1341 Westchester Drive Map 41-15 Parcel 104

Being Lot No. 13 on the Plan of Tuckahoe Square as of record in Plat Book 6250, Page 303, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Claybon and Wife, Barbara Claybon by Quitclaim Deed dated February 5, 2004 from Joseph Claybon and Wife, Barbara Claybon and Joseph D. Claybon, a single man of record in Instrument No. 20040209-0015277 and also by deed of record in Instrument No. Continued on next page.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1341, 1345 and 1349 Westchester Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO 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 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 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 6th day of April, 2004.

Joseph Claybon

Barbara Claybon

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 Joseph D. Claybon and wife, Barbara Claybon the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of April, 2004.

My Commission Expires: 4/10/04

Notary Public

REBECCA CAMPBELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN
MY COMMISSION EXP.

File Number2403641
RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

Continuation of Legal

20030818-0119554, See Rerecorded Warranty Deed of record in Instrument No. 20040408-0040403 and Rerecorded Quit Claim Deed of record in Instrument No. 20040408-0040404 Register's Office for Davidson County, Tennessee.

LOT 12, TUCKAHOE SQUARE – 1345 Westchester Drive Map 41-15, Parcel 103

Being Lot No. 12 on the Plan of Tuckahoe Square as of record in Plat Book 6250, Page 303, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Claybon and Wife, Barbara Claybon by Quitclaim Deed dated February 5, 2004 from Joseph Claybon and Wife, Barbara Claybon and Joseph D. Claybon, a single man of record in Instrument No. 20040209-0015277 and also by deed of record in Instrument No. 20030818-0119551, See Rerecorded Warranty Deed of record in Instrument No. 20040408-0040403 and Rerecorded Quit Claim Deed of record in Instrument No. 20040408-0040404 Register's Office for Davidson County, Tennessee.

LOT 11, TUCKAHOE SQUARE – 1349 Westchester Drive Map 41-15, Parcel 102

Being Lot No. 11 on the Plan of Tuckahoe Square as of record in Plat Book 6250, Page 303, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Claybon and Wife, Barbara Claybon by Quitclaim Deed dated February 5, 2004 from Joseph Claybon and Wife, Barbara Claybon and Joseph D. Claybon, a single man of record in Instrument No. 20040209-0015277 and also by deed of record in Instrument No. 20030818-0119553, See Rerecorded Warranty Deed of record in Instrument No. 20040408-0040403 and Rerecorded Quit Claim Deed of record in Instrument No. 20040408-0040404 Register's Office for Davidson County, Tennessee.