WARRANTY DEED

LISA G. MILLIGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXP.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 02/12/08

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
500 E Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/01/05 12:56 3 pgs
Fees:18.00 Taxes:1004.55
20050201-0011677

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Williams	Thomas C. Williams	Map 050-06-0-020 (3612 Village Trail)
(NAME) 3400-3402 Moonlight Dr. 3612 A-B Village Trail, & 3633-3635 Village Trail,	(NAME) 2743 Rosedale Place	Map 05006-0-023 (3400 Moonlight Drive)
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville TN 37211	Map 050-06-0-050 (3633 Village Trail)
(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 Claybon, and Wife, Barbara Claybon,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas C. Williams and wife Heather 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:

SEE ATTACHED EXHIBIT A

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 3400-3402 Moonlight Dr., Nashville, TN 37207; 3612 A-B Village Trail, Nashville, TN 37207; 3633-3635 Village Trail, 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 28th day of January, 2005.

Joseph Claybon

Barbara Claybon

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joseph Claybon and wife Barbara Claybon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 28th day of January, 2005.

My Commission Expires: 02/12/08

Notary Public

LISA G. MILLIGAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMMISSION EXP.

File Number: 250101895

RETURN TO:
Cumberland Title
500 E Main Street
Hendersonville, TN 37075

EXHIBIT A

Being Lot No. 65 on the Plan of Village by the Creek, Section Eleven, as of record in Plat Book 6200, Page 138, 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 part of the same property conveyed to Joseph Claybon, and Wife, Barbara Claybon by deed from James S. Sweeney, Jr. and Patricia M. Sweeney of record in Instrument # 20041021-0126705, Register's Office for said County.

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Being Lot No. 27 on the Plan of Village Trail, Section Two, Revised, as of record in Plat Book 5200, Page 784, 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 deed from Stephen C. Hunt, Faith Hunt Wiggings, Stephen Craig Hunt, II and Christopher Martin Hunt, al married persons of record in Deed Book 11718, page 835, Register's Office for said County.

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Being Lot No. 71 on the Plan of Village by the Creek, Section 2, as of record in Plat Book 5200, Page 784, 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 deed from Stephen C. Hunt, Kimberly Faith Hunt Wiggins, Stephen Craig Hunt, II and Christopher Martin Hunt, all married persons of record in Deed Book 11730, page 975, Register's Office for said County.