File No. 250700553

WARRANTY DEED

TRACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/28/05 11:01 2 pgs
Fees:13.00 Taxes:548.34
20050728-0088240

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Waters	Coldwell Banker Mortgage	064.16-0D-136.00
(NAME) 2205 Cresent Valley Lane	(NAME) 3000 Leadenhall Road	
(ADDRESS) Hermitage, TN	(ADDRESS) Mount Laurel, New Jersey 08054	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kenneth R. Clayton Jr., and Wife, Sarah Jobst Clayton and Kenneth R. Clayton, a married man, and Wife Joy Clayton

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David S. Waters and Gina S. Waters,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 294 on the Plan of Truxton Park Subdivision, Section Three, as of record in Instrument No. 200110240116272, 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 Kenneth R. Clayton Jr., unmarried and Sarah Jobst, unmarried and Kenneth R. Clayton, a married man by deed from Beazer Homes, Corp. of record in Instrument No. 200205300065820, Register's Office for said County, recorded on 05/30/02.

The Said Kenneth R. Clayton, Jr. and Sarah Jobst having since married. The said Sarah Jobst for the purposes of this transaction is also known as Sarah Jobst Clayton.

Kenneth R. Clayton is joined in this conveyance by his wife Joy Clayton, in order to waive and convey any right, interest, and/or title she may have in said property.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further 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 2205 Cresent Valley Lane, Hermitage, TN
(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 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.

Kenneth R. Clayton

Kenneth R. Clayton

Joy Clayton

Joy Clayton

Kenneth R. Clayton Jr.

Sarah Jobst Clayton

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand at office this 26th day of July, 2005.

Commission expires: 6-9-07

Notary Public

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kenneth R. Clayton and Joy Clayton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2005.

My Commission Expires: 6-9-07

Notary Public

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sarah Jobst Clayton, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Kenneth R. Clayton, Jr. (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 26th day of July, 2005.

My Commission Expires:.

, Notary Public.

Witness my hand and official seal this 26th day of July, 2005.

My Commission Expires: 6-9-07

Notary Public

File Number: 250700553

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY