File No. 250701176

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,400.00

Joseph Claybon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 4/13/08
(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/06/05 10:09 2 pgs
Fees:13.00 Taxes:1055.98

20051006-0120550

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Claybon	Joseph D. Claybon	041-15-0-102.00
(NAME) 1341-1345-1349 Westchester Drive	(NAME) 117 Secretariat Place	041-15-0-103.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Hendersonville, TN 37075	014-15-0-104.00
(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, , **Thomas C. Williams**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Claybon**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 12, 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 Thomas C. Williams by deed from Joseph D. Claybon and wife Barbara Claybon of record in Instrument 2004040800040405, Register's Office for said County.

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 Thomas C. Williams by deed from Joseph D. Claybon and wife Barbara Claybon of record in Instrument 20040408-0040403, Register's Office for said County.

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 1341-1345-1349 Westchester Drive, 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 GRANTEE(S), his/her/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), his/her/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 29th day of July, 2005.

Thomas C. Williams

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 Thomas C. Williams*, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of July, 2005..

My Commission expires: 4/10/08

Notary Public

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

File Number: [redacted]1176

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

* And wife, Heather B. Williams, who joins in this conveyance for the purpose of conveying her marital interest in the described property.