Davidson County DEEDWARR
Recvd: 07/13/07 15:33 2 pgs
Fees:13.00 Taxes:1017.50

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| **THIS INSTRUMENT PREPARED BY:**<br>**Andra J. Hedrick**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994<br>Box 44 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $275,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of July, 2007.<br><br>ANDRA J. HEDRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>Notary Public<br><br>My Commission Expires: 11-22-08 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Hansel Creason Clayton, Jr.<br>3916 Skyline Drive<br>Nashville, TN 37215 | SAME | 117-13 0A 14000CO<br>7DA 76118 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HANSEL CREASON CLAYTON, JR., EXECUTOR OF THE ESTATE OF CREASON CLAYTON, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **HANSEL CREASON CLAYTON, JR.**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 9B, PointSet Condominium, a horizontal property regime, as shown on Exhibit B to Master Deed and By-Laws of Lot 9 PointSet Condominium of record in Book 5265, page 757, Register's Office for Davidson County, Tennessee, and being located on Lot No. 9 as shown on the plat of PointSet, of record in Book 5050, page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with undivided interest in limited common areas and facilities as set out in Master Deed of record and By-Laws of record in Book 5265, page 743, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Creason Clayton by deed from Gania Rose Clayton, unmarried, of record in Book 6678, page 979, Register's Office for Davidson County, Tennessee; the said Hansel Creason Clayton (being one and the same person as Creason Clayton) having since died on June 9, 2006, and by his Will being of record in the Seventh Circuit (Probate) Court of Davidson County, Tennessee, under Case #06P-1083, under which Hansel Creason Clayton, Jr. was appointed by said Probate Court as the Executor of his Estate.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 5265, page 743, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5050, page 65, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 3916 Skyline Drive, Nashville, TN 37215.

**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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 12th day of July, 2007.

Hansel Creason Clayton, Jr., Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HANSEL CREASON CLAYTON, JR., EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 12th day of July, 2007.

Notary Public

ANDRA J. HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-22-08