WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2008.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Cothern	Michael Cothern	70-4
7428 Bidwell (NAME) Rd. ~~2425 Whites Creek Pike~~	(NAME) 7428 Bidwell Rd.	
Joelton (ADDRESS) 37080 ~~Nashville~~, TN ~~37207~~	(ADDRESS) Joelton TN. 37080	
(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, Jean E Claybrooks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Cothern, _____ 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:

Being the southeasterly half of lot no. 23 and all of No. 24 on the map of Haynie's Cleveland Plan, of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee.

Said part of lot No. 23 and lot No. 24 adjoin and front together on the northeast side of Whites Creek Pike and run back between lines 150 feet on the northwesterly side and 153 feet on the southeasterly side to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Jean E. Claybrooks, by deed of record in Book 7409, Page 40, Register's Office for Davidson County, Tennessee.

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

unimproved ☒

This is improved ☐ property, known as 2425 Whites Creek Pike, 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.

Davidson County DEEDWARR
Recvd: 04/21/08 12:31 2 pgs
Fees:13.00 Taxes:66.60
20080421-0040407

Witness my hand this 16th day of April, 2008.

x _____
Jean E. Claybrooks

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 Jean E. Claybrooks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2008.

Commission expires:
7/25/09

_____
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County