BILL GARRETT, Davidson County
Trans:T20120038231 DEEDWARR
Recvd: 05/24/12 09:55 2 pgs
Fees:13.00 Taxes:1228.40
20120524-0045039

(2)

Return To:
MH&S Law Firm
304 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

RRANTY DEED

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-18-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Matthew Taylor	New Owner	Map 117-8-C
(NAME)	(NAME)	
1521 Clayton Avenue		Parcel 1 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **GLENN T. COLBY AND WIFE, BARBARA W. COLBY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN MATTHEW TAYLOR AND WIFE, KARA KIMBERLY SIEGRIST,** 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:

Land in Davidson County, Tennessee, being Unit D of Clayton Place, a Horizontal Property Regime Planned Unit Development with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Master Deed of record as Instrument No. 20001026-0106312, and Instrument No. 20001026-0106313, and in the Attorney's Certificate to Clayton Place Master Deed Clarifying Horizontal Regime is a Private Element Planned Unit Development of record in Instrument No. 20120222-0015165, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Clayton Place, a Horizontal Property Regime Planned Unit Development with Private Elements, contained in said Master Deed, the plat filed as Exhibit "B" to said Master Deed appearing in Instrument No. 20001026-0106312, Instrument No. 20001026-0106313, and in the Attorney's Certificate to Clayton Place Master Deed Clarifying Horizontal Regime is a Private Element Planned Unit Development of record in Instrument No. 20120222-0015165 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Glenn T. Colby and wife, Barbara W. Colby, by deed from Barclay B. McCoy, unmarried, and Carrie Menser, married, of record in Instrument No. 20080108-0002305, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the master deed of record in Instrument No. 20001026-0106312 and Instrument No. 20001026-0106313, clarified in Instrument No. 20120222-0015165, said Register's Office; and (c) parking easement of record in Instrument No. 20000315-0026781, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1521 Clayton Avenue, Nashville, Tennessee 37212
(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 our hands this 26th day of April, 2012.

Glenn T. Colby by Barbara Wilde Colby, his attorney in fact

Glenn T. Colby By Barbara Wilde Colby,
His Attorney in Fact

Barbara W. Colby

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 Barbara W. Colby, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of April, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of April, 2012, before me personally appeared Barbara Wilde Colby, to me known to be the person who executed the foregoing instrument on behalf of Glenn T. Colby and acknowledged that she executed the same as the free act and deed of Glenn T. Colby.

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015