WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $199,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2012.

Notary Public

My commission expires: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jayson Chabrow	new owner	**Map 103-08-0-B Parcel 513co**
513 Sloan Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Grace O. Clayton, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jayson Chabrow, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 513, Building "E" on the Plan of Parklane Condominiums, Phase II, as set out on Exhibit "B" to the Master Deed of record in Book 7400, Page 130, 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 Grace O. Clayton, an unmarried woman and Anne T. Clayton, an unmarried woman, by Deed dated August 27, 2009, from Marianne F. Stuart, an unmarried woman, of record in Instrument No. 20090831-0081244, Register's Office for Davidson County, Tennessee and further conveyed to Grace O. Clayton, an unmarried woman, by Quitclaim Deed dated September 3, 2009 from Grace O. Clayton, an unmarried woman, and Anne T. Clayton, an unmarried woman, of record in Instrument No. 20090831-0081246, and corrected by Scrivener's Affidavit dated March 17, 2010, of record in Instrument No. 20100319-0020615, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **513 Sloan Road, Nashville, TN 37209**

BILL GARRETT, Davidson County
Trans:T20120048917 DEEDWARR
Recvd: 07/03/12 09:52 2 pgs
Fees:13.00 Taxes:736.30
20120703-0058302

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 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 my/our hand(s) this **29th** day of June, **2012.**

Grace O. Clayton

Grace O. Clayton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Grace O. Clayton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29thday of **June, 2012.**

Diana Y. Aubin

Notary Public

My Commission Expires: November 15, 2015

