Address New Owners:
Nathaniel Claybrooks, Jr
PO Box 211
Madison, TN 37115

Map Parcel No:
81-7-440

Send Tax Bills to:
Same

BILL GARRETT, Davidson County
Trans:T20120073893 DEEDWARR
Recvd: 10/01/12 11:55 2 pgs
Fees:13.00 Taxes:170.20
20121001-0089116

WARRANTY DEED

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, the

Talton Williams 1997 Marital Trust

hereinafter called the grantor, has bargained and sold, and by these presents does transfer and convey unto

Nathaniel Claybrooks, Jr

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being the southerly one half of Lot No. 39 on the Plan of Williams & Valention's Subdivision of Lots 3 and 4 of Thomas Woodard Property, as of record in Book 2, page 33 of the Chancery Court of Nashville.

Being the same property conveyed by Chan McCullough, Trustee to Talton Williams 1997 Marital Trust by Trustee's Deed of record instrument #20090223-0015437, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1901 11th Av N, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 6th day of September, 2012.

Talton Williams
Talton Williams, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Talton Williams, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a trustee for Talton Williams 1997 Marital Trust, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purpose therein contained, by signing his name as trustee.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of September 2012.

Commission expires ~~1/7/13~~ 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $46,000.

_____

AFFIANT

Subscribed and sworn to me this 6th day of September, 2012.

Commission expires 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204