Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0010HV

Davidson County	DEEDWARR
Recvd: 02/27/13 11:11	3 pgs
Fees:18.00 Taxes:344.10	
20130227-0019533	

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$93,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of February, 2013.

Notary Public
Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
James M. Nunn 3407 & 0 Knight Drive Whites Creek, TN 37189	owner at property address	04900026100 & 04900025900

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Roderick C. Claybrooks and wife, Sharon E. Claybrooks

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Nunn, married

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:

Tract 1:
Being located in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and more particularly described as follows:

Starting at a point in the center of Ewing Road (now known as Knight Road) said starting point being B. F. Sanders southwest corner, and also being a corner of the original Frank P. Bond land, and running thence with the center of Ewing Road North 4 degrees East 302- 1/2 feet to a point in the center of said road; thence North 7 degrees 30 minutes East 147-1/2 feet with the center of Ewing Road to the point of beginning of the hereinafter described tract of land; thence North 12 degrees 45 minutes East 300 feet with the center of Ewing Road to a point; thence North 11 degrees 30 minutes East 109.7 feet with the center of Ewing Road to a point in the center of said road, and in line with the south line of concrete bridge over small creek; thence South 80 degrees East and crossing creek 52 feet to a post in fence line on the east bank of said creek; thence South 2 degrees East 246 feet to a post in fence line on the east bank of creek; thence South 37 degrees 30 minutes East 259 feet to a point on east bank of creek; thence South 83 degrees 30 minutes West and crossing creek 86 feet to a locust post on the west bank of creek; thence South 84 degrees 30 minutes, West 27 feet to a locust post; thence South 2 degrees West 82.3 feet to a stake; thence North 86 degrees 30 minutes West 71.5 feet to a stake; thence North 1 degrees West 130 feet to a stake; thence North 80 degrees West 120 feet to the center of Ewing Road and the point of beginning.

Tract 2:
Being located in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and more particularly described as follows:

Starting at a point in the center of Ewing Road (now known as Knight Road), said starting point being the northwest corner of the property conveyed to James Pearson Yates and wife from deed of Record in Book 1852, page 137, Register's Office of Davidson County, Tennessee; thence South 88 degrees West 139.4 feet, thence South 86 degrees 30 minutes East 71.5 feet to a point, said point being the beginning of the hereinafter described tract of land; thence South 86 degrees 50 minutes East 185.5 feet to an iron pin; thence North 56 degrees East 7.0 feet to an iron pin; thence North 70 degrees West 115.5 feet to a point; thence North 47 degrees 30 minutes West 76.5 feet to a point; thence South 84 degrees 30 minutes West 27.0 feet to a point; thence South 2 degrees 00 minutes West 82.3 feet to the point of beginning.

Tract 3:
Being a tract of land in the 21st Civil District of Davidson County, Tennessee. Beginning 284 feet north of the south corner of the old tract in the Ewing Road and the Old Bond corner, thence in a northerly direction 145 feet to a stake, thence easterly 109 feet to a stake, thence in a southerly direction 145 feet to stake in the north line of the property conveyed to Susie Yates, thence with said line in a westerly direction 109 feet to the point of beginning.

Being the same property conveyed to Roderick C. Claybrooks and wife, Sharon E. Claybrooks by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated March 11, 1998 and filed for record March 30, 1998 in Book 10860, Page 19, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3407 & 0 Knight Drive, Whites Creek, TN 37189.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of February, 2013.

Roderick C. Claybrooks

Sharon E. Claybrooks

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roderick C. Claybrooks and wife, Sharon E. Claybrooks** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of February, 2013.

Notary Public
My Commission Expires: 10-18-16

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13