G#25841-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021135 DEEDWARR
Recvd: 03/31/14 09:15 2 pgs
Fees:13.00 Taxes:442.15
20140331-0026038

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$119,500.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2014.

Notary Public

My commission expires: May 5, 2015
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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
Michael Eugene Claybrooks	**"New Owner"**	**13409011700**
505 Reischa Sue Circle		
Nashville, TN 37211		

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

Michael A. Renderos, unmarried

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

Michael Eugene Claybrooks

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 99 on the Plan of Woodland Hills, Phase One, as of record in Book 6900, Pages 666 through 669, and Surveyors Certificate of Correction, of record in Book 7564, Page 404, 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 Karina Elizabeth Mendoza, married, by Cash Deed executed October 23rd, 2009, from The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20091109-0103471, Register's Office for Davidson County, Tennessee. Pursuant to the Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County,

Tennessee, under Docket No. 11D-3505, the property was further conveyed to Michael A. Renderos by Quitclaim Deed executed December 14th, 2011, from Karina Elizabeth Mendoza, of record in Instrument No. 20120606-0049475, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Pages 666 through 669, and Surveyors Certificate of Correction, of record in Book 7564, Page 404, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **505 Reischa Sue Circle, Nashville, TN 37211**.

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 **28th** day of **March, 2014.**

Michael A. Renderos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael A. Renderos,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **March, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17