BILL GARRETT, Davidson County
Trans:T20140069583 DEEDWARR
Recvd: 09/17/14 11:59 2 pgs
Fees:13.00 Taxes:290.45
20140917-0085317

LEANNA E. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2014.

Leanna E. Bowen
Notary Public
MY COMMISSION EXPIRES: 7/11/17

This instrument prepared by:
Freedom Title Services, LLC, 116 Center Court, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MATTHEW W/ PICKETT	NEW OWNERS	050-15-0/034.00
(NAME) 3326 DOVERSIDE DRIVE	(NAME)	
(ADDRESS) NASHVILLE, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JOSEPH D. CLAYBON, A SINGLE MAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW D. PICKETT AND ASHLEIGH PICKETT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: LOT NUMBER 584 OF THE SECTION FOUR, PARKWOOD ESTATES, AS OF RECORD IN BOOK 330, PAGES 79 AND 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO JOSEPH D. CLAYBON, A SINGLE PERSON, BY DEED FROM THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE, DATED JULY 2ND, 2008, OF RECORD IN INSTUMENT #20080703-0068961, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as **3326 DOVERSIDE DRIVE, NASHVILLE, TN 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 11th day of SEPTMBER, 2014.

JOSEPH D. CLAYBON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JOSEPH D. CLAYBON** with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in the City of HENDERSONVILLE, State of TENNESSEE, on this the 11th day of SEPTEMBER, 2014.

NOTARY PUBLIC
My commission expires: 7-19-16 OK

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY