WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150025425 DEEDWARR
Recvd: 04/07/15 08:58 2 pgs
Fees: 13.00 Taxes: 1387.50
20150407-0030166

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Joshua Jones	American Bank	172-13-0A-196.00-CO
(NAME)	(NAME)	
808 Fabert Circle	9001 Edmonston Rd #100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Greenbelt MD 20770	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Benjamin K. Claybaker and wife, Rebekah E. Claybaker** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Jones, unmarried and Alexia Melville, unmarried, as tenants in common with right if survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 66, on the plan of Section Two, Williams Grove, R40 Residential P.U.D., of record in Plat Book 9700, Pages 902 through 906, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joel M. Truss and wife, Alanna E. Truss by Warranty Deed dated 01/18/2008 from William A. Finch, III and wife, Lynn C. Finch of record in Instrument 200801280008560, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin K. Claybaker and wife, Rebekah E. Claybaker by Warranty Deed dated 04/30/2013 from Joel M. Truss and wife, Alanna E. Truss of record in Instrument 201305030044688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 808 Fabert Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 31 day of March, 2015.

Benjamin K. Claybaker

Rebekah E. Claybaker

State of Tennessee
County of Davidson

On this 31 day of March, 2015, before me, a Notary public in and for said County and State, personally appeared Benjamin K. Claybaker and Rebekah E. Claybaker, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

