Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $43,000.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2015.

Notary Public
My commission expires: 3-8-16

Address of New Owner:	Send Tax Bills to:	Tax Information
Nathaniel Claybrooks, Jr. 1721 17th Avenue N Nashville, TN 37208	New Owner	081 110 184.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin Tarr,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nathaniel Claybrooks, Jr.,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 396 on the plan of D.T. McGavock's and Others Addition to Nashville, of record in Plat Book 21, Page 41, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John M. Sullivan, County Surveyor, dated July 23, 1947, as to follows:

Said part of Lot fronts 50 feet on the westerly side of 17th Avenue North and runs back 89.3/4 feet on the northerly line and 100-3/4 feet on the southerly line, along the common line between lots 395 and 396, to a dead line in the rear, measuring 40-3/4 feet thereon.

Being the same property conveyed to Justin Tarr by Warranty Deed from William G. Brown, Jr., recorded on _____, 2015 in Instrument Number 20150422-0035835, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William G. Brown, Jr., by Warranty Deed from Kelley McCullough, recorded on December 13, 2013 in Instrument Number 20131213-0126414, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1721 17th Avenue N, Nashville, TN, 37208**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) all matters appearing of record in Plat Map Book 21, Page 41, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20150030367 DEEDWARR
Recvd: 04/22/15 09:46 2 pgs
Fees: 13.00 Taxes: 159.10
20150422-0035837

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 17th day of April, 2015.

Justin Tarr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Justin Tarr** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 17th day of April, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015043583