WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150030431 DEEDWARR
Recvd: 04/22/15 10:37 2 pgs
Fees: 13.00 Taxes: 460.65
20150422-0035933

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: January 11, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Raleigh T. ~~Wilson~~ Willson and Lesley C. ~~Wilson~~ Willson, husband and wife	New Owner	148 05 0 065.00
(NAME) 225 Willow Lane	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Four Thousand Five Hundred And No/100 Dollars ($124,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gregory L. Claeys, Jr., married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Raleigh T. ~~Wilson~~ Willson* and Lesley C. ~~Wilson~~ Willson**, husband and wife**, 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:

*~~Wilson~~ Willson **Willson

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Hillbrook, Section 2, of record in Plat Book 3300, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory L. Claeys, Jr. an unmarried man and Kathryn J. Lucas, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Kevin W. Morris and Glenn J. Morris, both unmarried dated May 21, 2009 and recorded June 01, 2009 in Instrument No. 20090601-0050024, in said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Gregory L. Claeys, Jr. by Quitclaim Deed from Gregory L. Cleays, Jr., unmarried man and Kathryn J. Lucas, an unmarried woman dated June 22, 2010 and recorded July 6, 2010 in Instrument No. 20100706-0052615, in said Register's Office.

The above described property is not and has never been the principal residence of the Grantor's spouse.

File Number: SPH-151056

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 225 Willow Lane, 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, 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, has 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 10th day of April, 2015.

Gregory L. Claeys, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Gregory L. Claeys, Jr., the within named bargainor, 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, this the 10th of April, 2015.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: SPH-151056