THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 1505998**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $374,900.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2015. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

WARRANTY DEED

Address New Owner: Jason Williams and Sheryl Williams 4429 BRUSH HILL RD Nashville TN 37216-1433	Send Tax Bills To: Legacy Home Loans, LLC 4025 Hillsboro Rd, Ste 601 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 05116002300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Clendenin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason L. Williams and Sheryl A. Williams, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2 on the Resubdivision of Lots 17 & 18, Second Haysboro Subdivision, as of record in Plat Book 8250, Page 177, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Matthew Clendenin, unmarried by Warranty Deed from James M. Hackett and wife, Beth L. Hackett, recorded on the 26th day of May, 2010 in Instrument No. 20100526-0040578, in the Register's Office of Davidson County, Tennessee.

Leigh Brannan Clendenin joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 17 AND 18, SECOND HAYSBORO SUBDIVISION, as recorded in Plat Book 8250, Page(s) 177.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

BILL GARRETT, Davidson County
Trans:T20150043655 DEEDWARR
Recvd: 06/03/15 15:31 2 pgs
Fees:13.00 Taxes:1387.13
20150603-0051998

Easement recorded in Book 9427, Page 675, Book 9576, Page 958 and Book 9934, Page 515.

This is improved property located at 4429 BRUSH HILL RD Nashville TN 37216-1433

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2015.

Matthew Clendenin

Leigh Brannan Clendenin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Clendenin and Leigh Brannan Clendenin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018