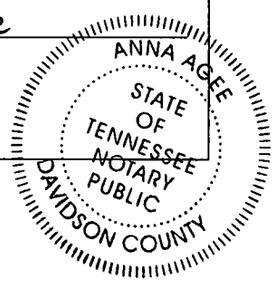
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,030.00 Affiant Subscribed and sworn to before me, this 25th day of November, 2015 Notary Public MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace O'Neal Clayton	Farmington Mortgage	103-08-D
(NAME)	(NAME)	(MAP)
4317 Westlawn Drive	2002 Richard Jones Rd, Ste 300A	006.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Samuel Averbuch and spouse, Jessica Averbuch, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Grace O'Neal Clayton, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat of Cherokee Crossing, a Residential Subdivision, of record in Instrument No. 20050328-0032338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel Averbuch and spouse, Jessica Averbuch by Warranty Deed from Ripley Nye Bickerstaff and spouse, Nicole Giard Mynatt Bickerstaff, of record in Instrument No. 20130204-0011509, Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 04, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4317 Westlawn Drive, Nashville, Tennessee 37209

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 plurai, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150100729 DEEDWARR
Recvd: 11/30/15 08:43 2 pgs
Fees:13.00 Taxes:2867.61
20151130-0120051

Witness my/our hand(s) this 25th day of November, 2015.

Samuel Averbuch

Jessica Averbuch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Samuel Averbuch and Jessica Averbuch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of November, 2015.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019