This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/25/16 08:25 3 pgs
Fees:18.00 Taxes:347.80
20160525-0052281

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of May, 2016, by and between Joseph D Claybon, unmarried, party of the first part, and Jay D Weaver, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in the Eleventh (11th) Civil District of Davidson County, Tennessee, to wit:

Lot Number 1 and the southerly 12 feet of Lot Number 2 of Block "G" on the revised plan of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County, and more particularly described as follows:

Beginning on the easterly margin of Lanier Drive at the intersection of Yowell Avenue thence with the north line of Yowell Avenue eastwardly 125 feet to a slight curve; eastwardly 32 feet to the southwest corner of Lot Number 23; thence with the west line of said lot, northeastwardly 35 feet to a point 38 feet south of the northeast corner of Lot Number 2; thence northeastwardly 150 feet to the easterly margin of Lanier Drive; thence with said Drive; southwestwardly 57 feet to the point of beginning.

Being all or part of the same property conveyed to Joseph D. Claybon by virtue of that certain Special Warranty Deed dated February 22, 2008, at Instrument No. 20080305-0022251 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 1130, Page 85 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joseph D Claybon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joseph D Claybon, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Jay D Weaver
560 Neelys Bend Rd
Madison, TN 37115

Tax Parcel No 04314010400

Property Address: 329 Lanier Dr
Madison, TN 37115

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $94,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jay Weaver
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019