WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160082750 DEEDWARR
Recvd: 09/21/16 09:25 2 pgs
Fees: 13.00 Taxes: 7862.50
20160921-0099282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BONITA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 10, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Yellow House Trust	The Yellow House Trust	
(NAME)	(NAME)	
4931 Franklin Pike	P. O. Box 340020	146-06-0 012.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37203-0020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GREGORY SCOTT CLAYTON AND PAMELA A. CLAYTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM T. CHAPMAN, IV, TRUSTEE OF THE YELLOW HOUSE TRUST UAD SEPTEMBER 19, 2016,** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot A on the Plan of Five Oaks Subdivision, a Resubdivision of Lot No. 4 Overton Park, of record in Book 2854, page 125, Registers office for Davidson County, Tennessee, described as follows:

Said part of Lot A fronts 319.99 feet on the Westerly margin of Franklin Road and extends back 727.93 feet on the Northerly line and 504 feet on the Southerly line, both being broken lines ending in the Northeasterly margin of Overton Lane arid measuring 341.74 feet, more or less on said Overton Lane.

Being the same property conveyed to Gregory Scott Clayton and wife, Pamela A. Clayton by Warranty deed from Thomas Randall Goodman and wife, Jennifer Ross Goodman of record in Instrument No. 20080731-0078572, Register's Office for Davidson County, Tennessee, dated July 30, 2008.

This conveyance is subject to 2016 real property taxes; All matters shown on the Plan of record in Plat Book 2854, Page 125, Register's Office for Davidson County, Tennessee; Covenants, Conditions and Restrictions of record in Instrument Number 20150625-0061297 and Instrument No. 20150625-0061298, Register's Office for Davidson County, Tennessee; Bylaws of record in Instrument Number 20160212-0013783, in the Register's Office for Davidson County, Tennessee; and We will require proof from the Homeowners Association that all dues, fees, and assessments are current, and that the property is in good standing.

unimproved
This is improved x property, known as 4931 Franklin Pike, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 19 day of September, 2016

GREGORY SCOTT CLAYTON

PAMELA A. CLAYTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Scott Clayton and Pamela A. Clayton, the bargainors, 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 Nashville, Tennessee this 19th day of September, 2016.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019