WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/16 09:00 2 pgs
Fees:13.00 Taxes:610.50
20161004-0104275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

MONROE SMITH NOTARY PUBLIC TENNESSEE STATE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Charles Edward Claybrooks and Kerri Claybrooks	Highlands Residential Mortgage	176 05 0A 093.00
(NAME)	(NAME)	
6609 Shadyview Dr	12001 North Central Expressway, #750	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rhiannon M. Wilson, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Edward Claybrooks and Kerri Claybrooks, 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: AKA Rhiannon Wilson.

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Hickory Woods Estates, Section C of record in Book 6900, Pages 885 through 887, 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 Rhiannon Wilson by Warranty Deed from DY Properties II, LLC dated April 28, 2008 and recorded April 29, 2008 as Instrument No. 20080429-0043578, in said Register's Office for Davidson County, Tennessee. The said Rhiannon Wilson and Rhiannon M Wilson are One and the same person.
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.

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unimproved ☐

This is improved ☒ property, known as 6609 Shadyview Dr, Antioch, TN 37013

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 30 day of September, 2016

Rhiannon M. Wilson
AKA Rhiannon Wilson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rhiannon M. Wilson, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

*AKA Rhiannon Wilson

Witness my hand and official seal, this the 30th of September, 2016.

Notary Public

My Commission Expires: 7/16/20

(SEAL)

HILLARY MARGARET SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith
Notary Public
4-24-2017

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-166083FC