BILL GARRETT, Davidson County
Trans:T20160105497 DEEDWARR
Recvd: 11/30/16 15:36 2 pgs
Fees:13.00 Taxes:554.63
20161130-0125835

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

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of November, 2016, by and between Teresia Knight and Danny Knight, both unmarried, party of the first part, and David Lee Claybrooks, and Melanie Claybrooks, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Arrowhead Estates, Section 1, a revised plan of which is recorded in Book 4955, Page 27, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Danny Knight and Teresia Knight by virtue of that certain Warranty Deed dated September 30, 1998, and being of record at Book 11139, Page 285 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 5154, Page 59, Book 5286, Page 406 and Plat Book 4955, Page 27 in said Register's Office, Tennessee; 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 GRANTEE(S), their 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.

Teresia Knight

Danny Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 22nd day of November, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: David Lee Claybrooks

Tax Parcel No 04316014800

Property Address: 1024 Cheyenne Blvd
Madison, TN 37115

MAIL TAX
BILLS TO: Same

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 $149,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of November, 2016.

Notary Public

My Commission Expires: 12.8.16

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

CARLA R. D
NOTA
PUBL
AT
LAR
RUTHERFORD CO