BILL GARRETT, Davidson County
Trans:T20170009832 DEEDWARR
Recvd: 02/02/17 09:50 2 pgs
Fees:13.00 Taxes:277.50
20170202-0011159

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is 75,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2017.

Notary Public

My commission expires: 8/27/2018

BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Keith A. Clayton **Colette Clayton**	**New Owner**	**04313018000**
1412 Chalfont Dr.		
Schaumburg, IL 60194		

FOR AND IN 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 ACKNOWLEDGE, WE,

Ewing C. Chenault, individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith A. Clayton and Colette Clayton, Trustees of the Clayton Family Trust dated May 23, 2005

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:

Being Lot No. 27 and the westerly ½ of Lot No. 28 of Block F on the Map of Forest Park Subdivision, Madison, Tennessee, as of record in Book 843 (erroneously referred to as Book 343 in prior deed), page 44, Register's Office for Davidson County, Tennessee. Said Lots adjoin and front together 75 feet on the north side of Elm Street and run back between parallel lines 150 feet to a dead end.

Being the same property conveyed to Ewing C. Chenault, individually from Ewing C. Chenault and Candas Ellithorpe as Co-Executors of the Elisabeth Chenault Estate and as Co-Successor Trustees of the Elisabeth C. Chenault Revocable Living Trust dated April 4, 1966 by Quitclaim Deed dated 6/28/13, and recorded in Instrument No. 20130722-0075261, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 237 Elm Street, Madison, TN 37115.

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 in 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/our hand(s) this 31st day of January, 2017.

Ewing C. Chenault

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, **Ewing C. Chenault,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2017.

Notary Public

My Commission Expires: 12-15-18

BRENDA M. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-15-2018