Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Kathy Goodson
Affiant

BILL GARRETT, Davidson County
Trans:T20170034677 DEEDWARR
Recvd: 04/25/17 10:28 2 pgs
Fees:13.00 Taxes:1509.60
20170425-0040388

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of April, 2017

Anna Agee
Notary Public
Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
William H. Clayton and Mary Elizabeth Lewis 805 Kendall Drive Nashville, TN 37209	Farmington Mortgage, a div of CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	103-09-0-046.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Laura Pack and Beau Barker, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William H. Clayton, an unmarried man, as to an undivided 50% interest, and Mary Elizabeth Lewis, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section 4, Brookside Courts Addition No. 4 of record in Plat Book 2083, Page 59, as amended in Book 2196, Page 494, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 46, which is a corner lot, fronts 65 feet on the Northwesterly margin of Kendall Drive and fronts 138.75 feet on the Southwesterly margin of Docshill Drive, said frontages being joined by a curve having a length of 39.26 feet, and extends back 115.4 feet on the Northwesterly line and 157 feet on the Southwesterly line to a point of intersection.

Being the same property conveyed to Laura Pack and Beau Barker, wife and husband by Warranty deed from Matthew D. Thompson, married of record in Instrument No. 20140408-0029310 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 08, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 805 Kendall Drive, Nashville, TN 37209.

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

Dated this the 21st day of April, 2017.

Laura Pack

Beau Barker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura Pack and Beau Barker** 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 and official seal at Nashville, Tennessee this 21st day of April, 2017.

Notary Public
My Commission Expires: 5-6-19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(Notary Seal)