Davidson County DEEDWARR
Recvd: 04/26/17 15:07 3 pgs
Fees:18.00 Taxes:629.00
20170426-0041154

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Wanda F. Claybrook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2017.

Cheryl M Rodgers
Notary Public

MY COMMISSION EXPIRES: 12-22-19
(AFFIX SEAL)

CHERYL M. RODGERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

B-ELAM-17-3304

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Wanda F. Claybrook and Herman A. Claybrook	Mortgage Solutions of Colorado, LLC	
(NAME)	(NAME)	
3304 Stockdale Lane	5455 N. Union Blvd	**050-11-0-032.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Colorado Springs, CO 80918	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK BILLINGSLEY AND KRISTEN BILLINGSLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WANDA F. CLAYBROOK AND HERMAN A. CLAYBROOK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 618 on the Plan of Section Four, Parkwood Estates of record in Plat Book 3300, Page 79 & 80, 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 Patrick Billingsley and Kristen Billingsley by Warranty Deed from Judy Perry Sears, unmarried of record in Instrument No. 20140731-0068178 Register's Office for Davidson County, Tennessee, dated July 16, 2014 and recorded on July 31, 2014.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 79 & 80, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3434, Page 270, Book 3616, Page 269, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140731-0068178 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3304 Stockdale Lane , Nashville, Tennessee 37207**.

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, 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 GRANTEE(S), 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 the 20th DAY OF APRIL, 2017.

Patrick Billingsley by John Gleaves,
Attorney in Fact

Kristen Billingsley by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICK BILLINGSLEY AND KRISTEN BILLINGSLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICK BILLINGSLEY AND KRISTEN BILLINGSLEY.

Witness my hand and official seal, this the 20th of April, 2017.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

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

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY