WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of June, 2017, by and between **Allen Brown Clayborne, Jr., a married man,** party of the first part, and **Forrest Mathis, married,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain and sell, convey and confirm unto the said party of the second part, the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being lot No. 4 on the plan of George I. Waddey's Subdivision, called "Sunset View", not of record, described, according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows; Beginning on the Easterly margin of McGavock Pike at the corner of Lots Nos. 3 and 4; thence with said Pike Northwardly, 100 feet to the corner of lots 4 and 5, being 500 feet South of the Southwest corner of the property conveyed to R.G. McIntosh and wife by deed from Geo I. Waddey, Jr., of record in Book 808, Page 176, Register's Office for said County; thence with the line between lots Nos. 4 and 5, Eastwardly, 277.4 feet to the top of bluff, and down said bluff to low water mark, thence Southwardly, 105.2 feet, more or less, to the corner of lots Nos. 3 and 4; thence with the line between said two lots Westwardly to the top of bluff and continuing in the same direction, 244.7 feet to the beginning.

Being the same property conveyed to part of the first part by Warranty Deed of record in Instrument No. 20110406-0026602 in the Register's Office of Davidson County, Tennessee.

Allen Brown Clayborne, Jr. herein further warrants and covenants that the above-described property is not the principal residence of either himself or his present spouse.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said party of the second part, his/her/its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered except for easements of record at Book 2016, Page 1 (re-recorded at Book 2240, page 260) and Book 2241, Page 77; Declaration of Covenants, Conditions, and Restrictions of record at Book 808, Page 158; and 2017 Davidson County taxes, not yet due and payable, which the party of the second party herein assumes and agrees to pay, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "party" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context thereof.

WITNESS the signature of the party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 06/29/17 15:08 3 pgs
Fees:18.00 Taxes:740.00
20170629-0065670

Allen Brown Clayborne, Jr.

Allen Brown Clayborne, Jr.

STATE OF Tennessee
COUNTY OF Shelby

On this 23rd day of June, 2017, before me the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **Allen Brown Clayborne, Jr.**, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Seal at office this 23rd day of June, 2017

My commission expires: 12-14-19

Notary Public

LINCOLN HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

(FOR RECORDING DATA ONLY)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$200,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of June, 2017.

My commission expires: 9/4/19

Notary Public

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Property Address: 2976 McGavock Pike
Nashville, TN 37214

Tax Parcel ID: 073-120-110.00

Owner's Name and Address: Forrest Mathis
2976 McGavock Pike
Nashville, TN 37214

Mail Tax Bills to: New Owner

THIS INSTRUMENT PREPARED BY:
Hodges Law Firm, PLLC · 2294 S. Germantown Rd., Germantown, TN 38138 · 901-754-6440

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

