# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064428 DEEDWARR
Recvd: 07/27/17 10:16 2 pgs
Fees:13.00 Taxes:573.50
20170727-0076057

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,000.00.**

Affiant

Subscribed and sworn to before me this 21 day of June 2017

Notary Public
My Commission expires:
(Affix Seal)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER |
|---|---|---|
| Bantoo Sehgal | NEW OWNER | 059-05-0-269.00 |
| 3033 Vista Valley Court | 1507 16th AVE S #V8 | |
| Nashville, TN 37218 | NASHVILLE, TN 37212 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joe Claybon, Trustee and Barbara Claybon, Trustee for the JOE CLAYBON AND BARBARA CLAYBON REVOCABLE LIVING TRUST DATED JULY 10, 2012**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bantoo Sehgal, a married man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 274 on the Plan of Buena Vista Estates, Section 6, as of record in Plat Book 4460, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being a portion of the same property conveyed to JOE CLAYBON AND BARBARA CLAYBON REVOCABLE LIVING TRUST DATED JULY 10, 2012 from Joseph Claybon and Barbara Claybon, husband and wife, by Quitclaim Deed on August 1, 2012, of record in Instrument Number 20131217-0127390, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4460, Page 85, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4620, Page 147, re-recorded in Book 4620, Page 866, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3033 Vista Valley Court, Nashville, TN 37218**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

PLEASE RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
our file #: P-MIG-17-3033

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** our hands this July 21, 2017.

**JOE CLAYBON AND BARBARA CLAYBON REVOCABLE LIVING TRUST DATED JULY 10, 2012**

**By: Joe Claybon, Trustee**

**By: Barbara Claybon, Trustee**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe Claybon and Barbara Claybon** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 21, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY