Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1721

Bill Garrett Davidson County
Batch# 3807 **DEEDWARR**
09/22/2017 12:11:14 PM 2 pgs
Fees: $13.00 Taxes: $2,364.30

20170922-0097500

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of September, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Fain Wood 825 A Clayton Avenue Nashville, TN 37204	new owner	118-06-0-J- 001.00CO

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,

Sharon Renee Wilson, unmarried

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

David Fain Wood

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 Unit No. A, Clayton Drive Townhomes a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by a Declaration of Covenants, Conditions and Restrictions for Clayton Drive Townhomes of record in Instrument No. 20131108-0116123, as amended in Instrument No. 20140102-0000267, Instrument No. 20140124-0006890 and Instrument No. 20140711-0061402, in the Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of Clayton Drive Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20131108-0116123, as amended in Instrument No. 20140711-0061402, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Sharon Renee Wilson, unmarried by Warranty Deed from MK2 Properties, GP, a Tennessee general partnership, of record in Instrument No. 20140828-0078904, Register's Office for Davidson County, Tennessee, dated August 25, 2014 and recorded on August 28, 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: 825 A Clayton Avenue, Nashville, TN 37204.

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 18th day of September, 2017.

Sharon Renee Wilson

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharon Renee Wilson** 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 Gallatin, Tennessee this 18th day of September, 2017.

Wanda Gant
Notary Public
My Commission Expires: 8-20-19

(Notary Seal)

