Bill Garrett Davidson County
Batch# 27222 DEEDWARR
11/17/2017 09:03:29 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20171117-0118094

30122-8

Box 14

FROM: John Charles Cole
TO: John Clayton III and Rachael Clayton, husband and wife

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
John Clayton III and Rachael Clayton 310 Page Road Nashville, Tennessee 37205	Farmington Mortgage, a Division of Capstar Bank 2002 Richard Jones Road, Suite 300A Nashville, Tennessee 37215	Map 130-9 Parcel 107

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Jessica D. Puckett
Affiant

Subscribed and sworn to before me, this the 16th day of November, 2017.

Anna Agee
Notary Public
My Comm. Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GENERAL 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 and sufficiency of which are hereby acknowledged, John Charles Cole, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto John Clayton III and Rachael Clayton, husband and wife, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 24 of Block 4 on the Plan of Highlands of Belle Meade No. 1, as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 100 feet on the easterly side of Page Road and runs back 169.7 feet on the northerly line and 170.65 feet on the southerly line to a dead line and measures 100 feet thereon.

Being the same property conveyed to John Charles Cole, by deed from Lucette W. Hyde, formerly Lucette W. Patterson, and husband, Lanson J. Hyde, of record in Book 8177, page 754, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2017 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 547, page 180, said Register's Office.

This is improved property located at 310 Page Road, Nashville, Tennessee 37205.

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 successors, heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenants and binds himself, his heirs and assigns, 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 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 hand this 15th day of November, 2017.

John Charles Cole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Charles Cole, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of November, 2017.

Keith S. Brewer
NOTARY PUBLIC

My Commission Expires: 03/08/21

KEITH S. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 08, 2021