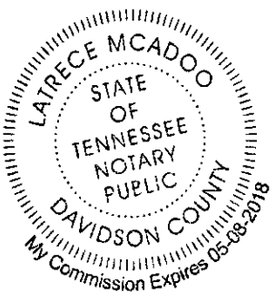
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Claxton Jennifer W. Claxton	James R. Claxton and Jennifer W. Claxton	147030b04800co
(NAME)	(NAME)	
370 Wallace Road, E-13	1236 McGrace Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 35432 **DEEDWARR**
12/08/2017 11:27:43 AM 2 pgs
Fees: $13.00 Taxes: $323.01

20171208-0125471

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Maureen Scarborough, Stewart Owen Scarborough, Glenn Alan Scarborough, and Bruce Warren Scarborough,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James R. Claxton and Jennifer W. Claxton, husband and wife,** 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:

Unit No. E-13, of Southern Hills Condominium created under Title 66, chapter 27, Section 101, et. seq. as amended, Tennessee Code Annotated, and as established by a Mater Deed of record in Book 6594, page 502, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Element appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Robert A. Scarbrough, a married person, by deed of record in Book 11307 , Page 653 , Register's Office for Davidson County, Tennessee. Robert A. Scarbrough was misspelled in prior deed and should be Robert A. Scarborough. Robert A. Scarborough having since died intestate leaving as sole heirs his wife, Maureen Scarborough and sons, Stewart Owen Scarborough, Glenn Alan Scarborough and Bruce Warren Scarborough reference Affidavit of Heirship of record in Instrument No. 20171208-0125467, Davidson County Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Stewart Owen Scarborough by Maureen Scarborough as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20171208-0125470, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Glenn Alan Scarborough by Maureen Scarborough as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20171208-0125468, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Bruce Warren Scarborough by Maureen Scarborough as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20171208-0125469, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 370 Wallace Road, E-13, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 5th day of November, 2017.

Maureen Scarborough

Maureen Scarborough

Stewart Owen Scarborough by Maureen Scarborough attorney in fact

Stewart Owen Scarborough, by Maureen Scarborough, his attorney in fact

Glenn Alan Scarborough by Maureen Scarborough attorney in fact

Glenn Alan Scarborough by Maureen Scarborough, his attorney in fact

Bruce Warren Scarborough by Maureen Scarborough attorney in fact.

Bruce Warren Scarborough by Maureen Scarborough, his attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me Maureen Scarborough, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of November, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 5th day of December, 2017, before me personally appeared Maureen Scarborough, the person who executed the foregoing instrument on behalf of Stewart Owen Scarborough, Glenn Alan Scarborough and Bruce Warren Scarborough and who acknowledged that she executed the same as the free act and deed of the said Stewart Owen Scarborough, Glenn Alan Scarborough and Bruce Warren Scarborough, through Power of Attorney granted her by the said Stewart Owen Scarborough, Glenn Alan Scarborough, and Bruce Warren Scarborough.

Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020