THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-24205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Bill Garrett Davidson County
Batch# 35663 DEEDWARR
12/11/2017 10:15:21 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20171211-0125806

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley J. Bars	NEW OWNER	
4404 WESTLAWN Dr		09116020600
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Hansel C. Clayton, Jr., married , and Gania Clayton, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley J. Bars,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 106, Block 3 on the Plan of Charlotte Park Companys First Addition to West Nashville of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hansel C. Clayton, Jr., an unmarried person and Gania Tidwell Clayton, an unmarried person by Warranty deed from J. Greer Tidwell, Jr., Greer Courley Tidwell, sole heir of L. J. Tidwell and Ann Langtry, Gregory Tidwell, Anthony Tidwell, Cam Tidwell, Jr., Larry Wayne Tidwell and Gania Tidwell Clayton, sole heirs of Can J. Tidwell and also known as all of the heirs of Rose T. Bracey of record in Book 9581, Page 828, Register's Office for Davidson County, Tennessee, dated January 27, 1995 and recorded on January 30, 1995. Further being the same property conveyed to Hansel C. Clayton, Jr. by Quitclaim deed from Gania Tidwell Clayton of record in Book 11105, page 870, Register's Office for Davidson County, Tennessee, dated January 10, 1998 and recorded on September 09, 1998.

The above described property has never been the marital residence of the Grantors.

~~THIS~~ CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4205 Elkins Avenue, Nashville, TN 37209.**

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 our hands this the 8th day of December, 2017.

Hansel C. Clayton, Jr. by Gania Clayton, Attorney-in-Fact

Hansel C. Clayton, Jr. by Gania Clayton, Attorney-in-Fact

Gania Clayton

Gania Clayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Gania Clayton,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Hansel C. Clayton, Jr.,** and who acknowledged that she executed the same as the free act and deed of **Hansel C. Clayton, Jr.**

Witness my hand and official seal this the 8th day of December, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WALCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gania Clayton,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WALCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN