This instrument was prepared by:
N. Courtney Hollins
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

Bill Garrett Davidson County
Batch# 77552 DEEDWARR
04/09/2018 03:46:55 PM 5 pgs
Fees: $28.00 Taxes: $1,295.00

20180409-0033452

GENERAL WARRANTY DEED

FROM: **DELBERT E. CLAYTON**, Grantor

TO: **ROBERT D. BORMAN** and **AMY J. BORMAN**, as Tenants by the Entirety, Grantee

Address New Owner (s) as follows:	Send Tax Bills To:	Map-Parcel Number
827 Percy Warner Blvd Nashville, Tennessee 37205	Robert D. Borman Amy J. Borman 827 Percy Warner Blvd Nashville, Tennessee 37205	129-15-92 9DZ58525

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

The actual consideration for this transfer is THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($350,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of April 2018.

CASSANDRA L. ANELLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: March 8, 2022

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **DELBERT E. CLAYTON, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **ROBERT D. BORMAN and AMY J. BORMAN, as tenants by**

the entireties, their heirs, representatives, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements and all fixtures attached thereto (the "Property").

The Property is improved property known as 827 Percy Warner Blvd, Tennessee 37205.

This conveyance is subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, their heirs, representatives, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the ___ day of April, 2018.

GRANTOR:

Delbert E. Clayton

DELBERT E. CLAYTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 6th day of April, 2018, before me personally appeared **DELBERT E. CLAYTON**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Cassandra L. Anello
Notary Public

My Commission Expires: March 8, 2022



EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 42, as shown on the map entitled West Meade Highlands, Section 1, of record in Book 3700, Page 69-70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DELBERT E. CLAYTON, UNMARRIED, by deed from JOSEPH P. MCGOVERN, JR., TRUSTEE, JOSEPH P. MCGOVERN, SR.,

EXHIBIT B

ENCUMBRANCES

1. Real Property taxes for the year 2018 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 3700, Pages 69-70, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 4025, Page 420, said Register's Office.