WARRANTY DEED

Bill Garrett Davidson County
Batch# 83570 **DEEDWARR**
04/23/2018 09:26:38 AM 2 pgs
Fees: $13.00 Taxes: $3,866.50

20180423-0037796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,045,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow. LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Clayton and Stacy E. Clayton	New Owner	103-14-0-077.00
(NAME)	(NAME)	
211 Hillwood Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, JOHN F. PETRUCELLI AND ANNE MCKEE PETRUCELLI, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, DANIEL L. CLAYTON AND STACY E. CLAYTON, 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:

Land in Davidson County, Tennessee, being Lot No. 1 of Block E on the Plan of the subdivision of Blocks A, B, C, D & E Hillwood Estates, of record in Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Hillwood Drive at the corner of Lots Nos. 1 and 2; thence with the line between said lots, southwardly 213 feet to the north margin of Lot No. 23; thence with the north margin of Lots Nos. 23 and 24; eastwardly 190 feet to the westerly margin of an unnamed street; thence with the westerly margin of said road, northwardly 214.5 feet to the southerly margin of Hillwood Drive; thence with the southerly margin of said Drive, westwardly 140 feet to the beginning.

Being the same property conveyed to JOHN F. PETRUCELLI AND WIFE, ANNE MCKEE PETRUCELLI, by deed from FIRST AMERICAN TRUST COMPANY, TRUSTEE AND FRED D. BRYAN, EXECUTOR OF THE ESTATE OF RALPH OWEN, JR., of record in Book 8846, page 117, dated January 20, 1993, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of the subdivision of Blocks A, B, C, D & E Hillwood Estates, of record in Book 1835, pages 59 and 60, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 211 Hillwood Blvd, Nashville, TN 37205
(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 our hands this 20th day of April, 2018.

John F. Petrucelli

Anne McKee Petrucelli

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John F. Petrucelli and Anne McKee Petrucelli, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 20the day of April, 2018.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22