P18-8678-PILK

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow, Corp.
2 Cadillac Drive
Brentwood, Tn. 37027
P18-8678-PILK

Bill Garrett Davidson County
Batch# 87194 DEEDWARR
05/01/2018 02:34:49 PM 2 pgs
Fees: $13.00 Taxes: $2,475.30

20180501-0041243

**STATE OF TENNESSEE**
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **669,000.00**.

K. Nip
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 30th

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Campbell, III | | |
| 4707 Utah Avenue | New Owner | 103-03-0-228.00 |
| 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, **Daniel L. Clayton and Stacy E. Clayton, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexandra Campbell and Robert R. Campbell, III, wife and husband**

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. 4 of Block 10 on the Plan of a Part of Sylvan Park of record in Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 50 feet on the Southerly margin of Utah Avenue and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Liza T. Trickett, an unmarried woman by Warranty deed from Daniel R. Bowers, unmarried of record in Instrument No. 20100416-0028759 Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 16, 2010.

Being the same property conveyed to Liza Trickett Averbuch and husband, Cutler D. Averbuch by Quitclaim deed from Liza Trickett Averbuch (being the same as, and formerly known as, Liza T. Trickett) of record in Instrument No. 20121126-0108294 Register's Office for Davidson County, Tennessee, dated November 19, 2012 and recorded on November 26, 2012.

Being the same property conveyed to Daniel L. Clayton and Stacy E. Clayton, husband and wife by Warranty deed from Liza Trickett Averbuch and husband, Culter D. Averbuch of record in Instrument No. 20161202-0126768 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 02, 2016.

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 () UNIMPROVED

(X) IMPROVED property known as **4707 Utah Avenue, Nashville, TN 37209.**

**P18-8678-PILK**

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 26 day of April, 2018.

Daniel L. Clayton

Daniel L. Clayton

Stacy E. Clayton

Stacy E. Clayton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel L. 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 26 day of April, 2018.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stacy E. 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26 day of April, 2018.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public