Bill Garrett Davidson County
Batch# 88312 DEEDWARR
05/04/2018 01:20:45 PM 2 pgs
Fees: $13.00 Taxes: $578.12
20180504-0042890

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $156,250.00.

Affiant

Subscribed and sworn before me this the 16th day of April, 2018.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Donald E. Claytor & Sheila M. Claytor 613 Overview Lane Franklin, TN 37064	Donald E. Claytor & Sheila M. Claytor 613 Overview Lane Franklin, TN 37064	142-06-0A 171.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRENDA J. WATTS-GOODWIN, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DONALD E. CLAYTOR AND SHEILA M. CLAYTOR, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 171, Building No. 19 and Garage No. 4 of "Peppertree" Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 128, 129 and 130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Brenda J. Watts-Goodwin by deed dated 10/12/2016, from Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Martial Trust, of record in Instrument No. 20161014-0109031, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 810 Bellevue Rd, Apt 171, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of April, 2018.

Brenda J. Watts-Goodwin

Brenda J. Watts-Goodwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brenda J. Watts-Goodwin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC