RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 94651 DEEDWARR
05/21/2018 10:25:50 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180521-0048293

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.20.2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-252

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Clapper and Stephanie Clapper	Stephen Clapper and Stephanie M. Clapper	
(NAME) 629 Gailwood Lane	(NAME) 629 Gailwood Lane	096 11 0 113.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONNA MABRY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN CLAPPER AND STEPHANIE M. CLAPPER, 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:

* HUSBAND AND WIFE

Land in Davidson County, Tennessee, being Lot No. 599, on the plan of Cloverhill, Section No. VIII, of record in Plat Book 2331, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donna Mabry, by Warranty Deed, from Carol Shan Cothron Anderson, for a consideration value of $170,000.00, dated February 13, 2018, recorded February 14, 2018, of record in Instrument No. 20180214-0014571, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Carol Shan Cothron Anderson, by Quitclaim Deed, from Randall W. Cothron Jr., dated February 13, 2018, recorded February 14, 2018, of record in Instrument No. 20180214-0014570, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Randall W. Cothron and wife, Doris Ruth Cothron, by Warranty Deed, from Reynolds Bubis, etal, dated August 10, 1955, of record in Book 2445, page 174, Register's Office for Davidson County, Tennessee. The said Randall W. Cothron having died on March 18, 2004, leaving the said Doris Ruth Cothron, the sole surving tenant by the entirety. The said Doris Ruth Cothron died intestate on November 5, 2016, leaving the said Randall W. Cothron, Jr. and Carol Shan Cothron Anderson, as her sole heirs at law as evidenced in the Affidavit of Heirship of record in Instrument No. 20180214-0014569, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 629 Gailwood Lane, Nashville, TN 37214
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Donna Mabry this 18th day of May, 2018.

Donna Mabry

STATE OF TENNESSEE
COUNTY OF Williamson

On this 18th day of May, 2018, before me personally appeared Donna Mabry to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 18th day of May, 2018.

Commission Expires: _____

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019