31455-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Karen Y Johnson Davidson County Batch# 174596 DEEDWARR 12/17/2018 09:20:39 AM 2 pgs Fees: $13.00 Taxes: $3,213.45 20181217-0122178	The actual consideration or value, whichever is greater, for this transfer is **$868,500.00.** D. Tate Rich Affiant Subscribed and sworn to before me, this the 14th day of December, 2018. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Tate Rich, Jr.	**OWNER**	**Map 103-08-0-D Parcel 006.00co**
4317 Westlawn Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Grace O'Neal Clayton, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Tate Rich, Jr., an unmarried man

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. 6 on the Final Plat of Cherokee Crossing, of record in Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Grace O'Neal Clayton, an unmarried woman, by Deed dated November 25, 2015 from Samuel Averbuch and spouse, Jessica Averbuch, of record in Instrument No. 20151130-0120051, Register's Office for Davidson County, Tennessee.

Marie Young, spouse of the above named Grace O'Neal Clayton, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20050328-0032338, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on Book 421, Page 32, said Register's Office. (3) Declaration of Restrictive Covenants, By-Laws, Conditions and Restrictions of Cherokee Crossing, of record in Instrument No. 20051215-0150402, Register's Office for Davidson County, Tennessee. (4) Charter of Cherokee Crossing Homeowners' Association, Inc. of record in Instrument No. 20100203-0008714, said Register's Office. (5) Dedication of common areas to Cherokee Crossing Homeowners' Association, Inc. of record in Instrument No. 20100203-0008715, said Register's Office. (6) Title to that portion of the premises, if any, embraces within the charter right of way of N.C. and St. L Railroad, said Register's Office. (7) Stormwater Detention Agreement of record in Instrument No. 20050118-0005960, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **4317 Westlawn Drive, Nashville, TN 37209**

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 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 my/our hand(s) this **14th** day of **December, 2018.**

Grace O'Neal Clayton

Grace O'Neal Clayton

Marie Young

Marie Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Grace O'Neal Clayton and Marie Young,** the within named sellers, 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, Tennessee, this **14th** day of **December, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.