THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 247028 **DEEDWARR**
06/21/2019 03:16:58 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20190621-0060303

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Amanda Davis and Zachary Davis 1105 Clayton Avenue Nashville, TN 37204	new owners	118-05-0-036

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cameron Stewart Drummond, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Amanda Davis and Zachary Davis, wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Easterly 60.0 feet of Lot No. 20 on the plan of the South part of D.L.G. Noel's Property of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee. Said property fronts 60.0 feet on the Southerly margin of Clayton Avenue and extends back between parallel lines a distance of 140.00 feet to a dead line.

Being the same property conveyed to Timothy J. Ambler and wife, Laura R. Ambler, by Warranty Deed from Kaye S. Savage, unmarried, of record on July 1, 2009, at Instrument No. 20090701-0061461, Davidson County Register of Deeds. Further being the same property conveyed to Cameron Stewart Drummond, unmarried, by Warranty Deed from Timothy K. Ambler and wife, Laura R. Ambler, of record on April 6, 2018, at Instrument No. 20180406-0032354, Davidson County Register of Deeds.

This is property commonly known as 1105 Clayton Avenue Nashville, TN 37204.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-19-105

Witness my hand, this 17th **day of June, 2019**:

Cameron Drummond

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 **Cameron Drummond,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of June, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$680,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17 DAY OF June, 2019.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY