Karen Johnson Davidson County
Batch# 288143 DEEDWARR
09/19/2019 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,321.88
20190919-0095152

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Mark K. Claypool et al 4006 Brush Hill Road Nashville, TN 37216	Same	062 05 0 014.00

Warranty Deed

Grantor: Mark K. Claypool and wife, Cynthia L. Claypool
Grantee: Frankie Patterson

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a partial interest in a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING the northerly half of Lot No. 9 and all of Lot Nos. 10 and 11 on this unrecorded map of Jackson Park River Section described according to a survey made by W.B. Southgate in April, 1931, as follows:

BEGINNING on the easterly margin of Brush Hill Road at the corner of Lot Nos. 11 and 12 which is 112 feet 6 inches southerly from the southeast corner of Brush Hill Road and a 25 foot street shown on the plan of Haysboro Subdivision, as of record in Book 547, Page 16, Register's Office for said county, and running thence with the line between Lot Nos. 11 and 12, eastwardly 392 feet to a point 25 feet east from the top of the bluff of Cumberland River, this point being about 95 feet southwardly from the south boundary line of said road as shown on said Haysboro Plan, if said road were extended westerwardly; thence southwardly7 234-3/4 feet, more or less, to a point in the east margin of Lot No. 9; thence westwardly 344 feet, more or less, to the easterly margin of Brush Hill Road; thence up said road, northwardly 250 feet to the beginning.

Being the same property conveyed to Mark K. Claypool and wife, Cynthia L. Claypool, by deed from Gordon Morrow, married, of record in Book 11409, Page 664, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4006 Brush Hill Road, Nashville, TN 37216.

The intent of this deed is to convey a partial interest as an undivided fee simple interest value of $357,264.52. Grantee, Frankie Patterson holds this partial interest as joint tenants with right of survivorship with Grantors, Mark K. Claypool and wife, Cynthia L. Claypool.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made

subject.

Mark K. Claypool, Grantor

Cynthia L. Claypool, Grantor

State of Tennessee
County of Sumner

On September 17, 2019, before me personally appeared Mark K. Claypool, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

On September 17, 2019, before me personally appeared Cynthia L. Claypool, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $**357,264.52**.

Frankie Patterson by Cynthia Claypool, AIF
Frankie Patterson by Cynthia Claypool as Attorney in Fact
Grantee

Sworn to and subscribed before me on September 17, 2019.

Debra Y. King
Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Debra King, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Y. King
Notary's Signature
My Commission Expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER