Karen Johnson Davidson County
Batch# 300588 DEEDWARR
10/14/2019 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20191014-0105018

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$1,050,000.00**

Affiant

Subscribed and sworn to before me, this **26th** day of **September, 2019**.

Notary Public
My commission expires:

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan M. West **Holley M. West**	**Angel Oak Mortgage Solutions,**	**04415041400**
805 Riverside Drive	**980 Hammond Drive, Suite 850**	
Old Hickory, TN 37138	**Atlanta, GA 30328**	

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

Christopher D. Claudel and Keri Claudel, husband and wife

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

Jonathan M. West and Holley M. West

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. 190A on the plan of Section A, Resubdivision of Lot 190A and 191A, Village of Old Hickory, as shown by plat of record in Instrument No. 20091109-0103381, Register Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher D. Claudel, unmarried from Robert Roy Garrison and Patricia Garrison, husband and wife by Warranty Deed dated December 7, 2009, of record in Instrument No. 20091214-0113682, Register's Office for Davidson County, Tennessee.

Keri Claudel joins in this conveyance to convey any and all interest she may have, marital or otherswise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **805 Riverside Drive, Old Hickory, TN 37138**.

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 in 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 **26th** day of **September, 2019**.

Christopher D. Claudel

Keri Claudel

STATE OF FLORIDA

COUNTY OF Pinellas

Personally appeared before me, a Notary Public of said County and State, **Christopher D. Claudel and Keri Claudel,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **September, 2019.**

Notary Public
My Commission Expires: 10-3-2020

NOTARY PUBLIC STATE OF FLORIDA

LaToya Pierce
Commission # GG035466
Expires: October 3, 2020
Bonded thru Aaron Notary

HE2019-0183

True Copy Certification

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

