This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 361812 DEEDWARR
02/24/2020 09:54:36 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20200224-0020051

WARRANTY DEED

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 ACKNOWLEDGED, WE, **JOSEPH D. CLAYBON, A SINGLE MAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW B. HARRIS, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT NO. 2 ON THE PLAN OF CKAHOE SQUARE, OF RECORD IN BOOK 6250, PAGE 303, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH D. CLAYBON BY QUITCLAIM DEED FROM JOSEPH CLAYBON, DATED DECEMBER 19, 2011 AND RECORDED ON DECEMBER 28, 2011 IN INSTRUMENT NO. 20111228-0101364 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 204/206 TUCKAHOE SQUARE W., NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of Feb., 2020.

JOSEPH D. CLAYBON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, JOSEPH D. CLAYBON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 7th day of Feb., 2020.

NOTARY PUBLIC
My commission expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2020.

NOTARY PUBLIC
My commission expires: 9-18-23

CECILIA KENDALL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Address New Owner(s) as follows:
ANDREW B. HARRIS
1409 STATION FOUR LANE
OLD HICKORY, TN 37138

Send Tax Bills To:
Same as above

MAP/PARCEL: 041 15 0/091.00