This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6277

Karen Johnson Davidson County
Batch# 362546 DEEDWARR
02/24/2020 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $809.93
20200224-0020395

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6277

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $218,900.00

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2020

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Briana Claybrooks 1904 Streamfield Court Nashville, TN 37013	SWBC Mortgage Corporation 213 Overlook Circle Suite A-4 Brentwood, TN 37027	149-10-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nikita Jones-Houston and Lamar D. Houston, Trustees of The Lamar D. Houston and Nikita L. Jones-Houston Joint Living Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Briana Claybrooks, an unmarried person**, hereinafter called the Grantee(s), his/her/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. 34 on the Plan of Final Plat of Hunter's Run, Section Four of record in Plat at Instrument No. 20011207-0135040, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Lamar D. Houston, Sr. and Nikita L. Jones-Houston, joint Living Trust, Lamar D. Houston, Sr. and Nikita L. Jones-Houston, Trustee by Warranty deed from Lamar D. Houston and Nikita Houston, husband and wife of record in Instrument No. 20150220-0014657 Register's Office for Davidson County, Tennessee, dated February 05, 2015 and recorded on February 20, 2015.

This is improved property located at: **1904 Streamfield Court, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2020.

GRANTOR:

The Lamar D. Houston and Nikita L. Jones-Houston Joint Living Trust

By: _____
Nikita Jones-Houston, Trustee

By: _____
Lamar D. Houston, Trustee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nikita Jones-Houston and Lamar D. Houston, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he/she~~/they is the Trustee of Nikita Jones-Houston and Lamar D. Houston, Trustees of The Lamar D. Houston and Nikita L. Jones-Houston Joint Living Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 th day of February, 2020.

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 17, 2020

_____
Notary Public
My Commission expires: 12/17/2020

202002240020395

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

