Karen Johnson Davidson County
Batch# 370283 DEEDWARR
03/10/2020 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $865.80
20200310-0026791

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/02/2023
(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eseosa L. Efionayi, by Edo Efionayi, Attorney in Fact	Bank of England Mortgage	
(NAME) 405 Vailview Drive	(NAME) 1820 Swarthmore Avenue P. O. Box 2129	050160A01200CO
(ADDRESS) Nashville, TN 37207	(ADDRESS) Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rhiannon L. Clay, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eseosa L. Efionayi, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 12 on the Plan of Skyline Village of record in Plat at Instrument No. 20050418-0042718, 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 Rhiannon L. Clay, a married woman by Quit Claim Deed from Rhiannon L. Clay, F/K/A Rhiannon L. Cherry, a married woman, who acquired title as single, joined in execution by her spouse, Matthew Clay of record in Instrument No. 20150416-0033845, Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 16, 2015. (Value of consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to Rhiannon L. Cherry , a single woman by Warranty Deed from Affordable Housing Resource, Inc. of record in Instrument No. 20061020-0130354, Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on October 20, 2006. (Value of consideration shown in aforementioned deed $134,900.00.)

Matthew Clay, the spouse of Rhiannon L. Clay, joins in this conveyance to convey any and all marital rights he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20050418-0042718, Instrument Number 20070705-0080250, Instrument Number 20070627-0076879 and in Instrument No. 20011031-0119008, Instrument No. 20121114-0104686, Instrument Number 20120120-0005861 amended in Instrument No. 20120403-0028102 and in Instrument No. 20140212-0012630, Instrument Number 20020307-0028887 and Instrument No. 20030610-0079895, Book 6161, Page 257 and Book 6190, page 646, Book 6167, Page 257, Book 6190, Page 648, Book 6029, Page 20, Book 10558, Page 218, Book 11684, Page 656, in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 405 Vailview Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 6th day of March, 2020.

Rhiannon L. Clay

Matthew Clay

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, a Notary Public in and for said State and County, duly commissioned and qualified, **Rhiannon L. Clay and Matthew Clay**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of March, 2020.

Notary Public Richard V. White

My Commission Expires: 08/04/21

RICHARD V. WHITE
NOTARY PUBLIC - STATE OF TEXAS
ID# 131235663
COMM. EXP. 08-04-2021

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21