Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 421864 DEEDWARR
06/22/2020 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200622-0066392

39-B
File #20-1149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **L. Fred Tatum and wife, Elizabeth J. Tatum**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Clayton, unmarried man and John Clayton, married man, as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 7, of the West End Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. Seq., as amended in Tennessee code annotated, and as established by Master Deed and By-Laws, of record in Book 6686, page 648, as amended in Book 6712, page 739; Book 6780, page 353 and further amended in Book 7114, page 388, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in the Master Deed. Reference is hereby made to the Plat of West End Square Condominiums of record in Book 6250, page 828, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to L. Fred Tatum and wife, Elizabeth J. Tatum by deed from Arnold M. Roman and wife, Tanya Leah Roman, dated June 27, 2008, of record in Inst No. 20080630-0066943, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3204 West End Circle #7, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Brian Clayton
3204 West End Circle #7
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
104-02-0F-007.00

WITNESS THE EXECUTION HEREOF this 10 day of June, 2020.

L. Fred Tatum

Elizabeth J. Tatum

State of Texas
County of Montgomery

On this 10 day of June, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named L. Fred Tatum and Elizabeth J. Tatum, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 2-18-2024

ALEXIS RAMIREZ
Notary Public, State of Texas
Comm. Expires 02-18-2024
Notary ID 132362897

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 210,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of June, 2020.

Notary Public

My Commission Expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner