**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# 424782 **DEEDWARR**
06/24/2020 08:52:01 AM 2 pgs
Fees: $13.00 Taxes: $647.13
20200624-0067908

# 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**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VERONICA WALKER, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**BEING LOT NO. 244A ZONE LOTS NUMBER 244, 245 AND 246 SECTION 2, LARCHWOOD, OF RECORD IN PLAT BOOK 5800, PAGE 280 AMENDING PLAT BOOK 5200, PAGE 57, 57 AND 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION,**

**BEING THE SAME PROPERTY CONVEYED TO JOSEPH D. CLAYBON, BY SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE, GRANTOR, BY BARCLAYS CAPITAL REAL ESTATE, INC., A DELAWARE CORPORATION, DBA HOMEEQ SERVICING AS ATTORNEY IN FACT, DATED JANUARY 22, 2008 AND RECORDED ON FEBRUARY 7, 2008 IN INSTRUMENT NO. 20080207-0012790, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**This is improved property, known as 3216 TRAILS END LANE, NASHVILLE, TN 37214.**

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 9th day of June, 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 9th day of June, 2020.

NOTARY PUBLIC
My commission expires: 7-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$174,900.00**

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2020.

NOTARY PUBLIC
My commission expires: 7-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**Address New Owner(s) as follows:**
**VERONICA WALKER**
**3216 TRAILS END LANE**
**NASHVILLE, TN 37214**

**Send Tax Bills To:**
Same as above

**MAP/PARCEL: 108080/086.00**