Karen Johnson Davidson County
Batch# 455543 DEEDWARR
08/12/2020 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20200812-0090337

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Daniel Brock Read & Lindsy Marie Read 1916 Riverwood Drive Nashville, TN 37216	New Owner	072-04-0-333.00

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 considerations, the receipt of which is hereby acknowledged, **Dianne Clayton, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Lindsy M. Read and Daniel B. Read, wife and husband**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 5, Section "A", on the Map of Happy Valley Subdivision, not of record and described according to a copy of a survey thereof by Z. J. Wilkinson Surveyor, September 2. 1945, as follows:

BEGINNING at a point in the southerly margin of Williams Ferry Road, now Riverwood Drive, 300.0 feet east of the easterly margin of Cooper Lane, at the common corner of Lot Nos. 4 and 5; thence with the line between said lots southeasterly 173.0 feet to a point; thence northeasterly 75.0 feet to a point; the common corner of Lot Nos. 5 and 6; thence northwesterly with the line between said Lots, 170.5 feet to the southerly margin of Williams Ferry Road, and now Riverwood Drive; thence with the margin of the some southwesterly 75.0 feet to the point of beginning.

Being the same property conveyed to Dianne Clayton, unmarried, by Warranty Deed, from Steven J. Caffey and wife, Nancy C. Caffey, dated June 16, 1997, of record in Book 10493, Page 544, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2020 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Dianne Clayton, unmarried,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Dianne Clayton, unmarried,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 1916 Riverwood Drive, Nashville, TN 37216

Executed on this 11 of August, 2020.

Dianne Clayton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Dianne Clayton, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 11 of August, 2020.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 11 of August, 2020.

Notary Public

My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021