This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20-8279

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: 4-CB-C-20-2860

Karen Johnson Davidson County
Batch# 459414 DEEDWARR
08/18/2020 03:05:17 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20200818-0092961

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2020.

Notary Public
My Commission Expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Claybrooks 2860 MCGavock Pike Nashville, TN 37214	New Owner	073-08-0-003

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 consideration, the receipt of which is hereby acknowledged, I, **Amber Koestler Garger, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas Claybrooks**, hereinafter called the Grantee, his 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 all of Lot No. 307, Section Six, Sunset View, according to survey and plat of same appearing of record in Plat Book 2900, pages 54 and 55, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amber Koestler Garger, a married woman by Warranty Deed from K&D Werks, LLC, a Tennessee limited liability company, dated March 24, 2015, recorded March 26, 2015, of record in Instrument No. 20150326-0026150, Register's Office for Davidson County, Tennessee.

Walker Shane Garger joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2860 McGavock Pike, Nashville, TN 37214.**

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 7th day of August, 2020.

GRANTOR:

Amber Koestler Garger

Walker Shane Garger

STATE OF MISSISSIPPI
COUNTY OF Madison

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amber Koestler Garger and Walker Shane Garger, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of August, 2020.

Notary Public
My Commission expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 12939 ROBERT DAILEY HARRISON Commission Expires Dec. 9, 2021 MADISON COUNTY