Karen Johnson Davidson County
Batch# 467260 DEEDWARR
08/31/2020 03:03:53 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20200831-0098748

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Stephanie Woodall
Affiant

Subscribed and sworn to before me, this 28th day of August, 2020

Notary Public

My commission expires: 03-08-2021

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Thomas Claybrooks | New Owner | 182-06-0A-348.00-CO |
| 8473 Lawson Drive | | |
| Nashville, TN 37013 | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Breanna D Lyng nka Breanna D. Fears, married**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Thomas Claybrooks, a single man, and his daughter, Rita Claybrooks, a single woman, as tenants in common with right of survivorship.**

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three-Section Two of record in Plat at Instrument No. 20070516-0058484, 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 Breanna D. Lyng, an unmarried woman by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20120626-0055966 Register's Office for Davidson County, Tennessee.

Adam Wayne Fears, spouse of Breanna D. Fears joins in this conveyance to convey any and all marital interest he may have in subject property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-RTS-208473

SP 11/2015

This is improved property known as **8473 Lawson Drive, Nashville, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of August, 2020.

Breanna D Lyng nka Breanna D Fears

Adam Wayne Fears

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Breanna D Lyng nka Breanna D. Fears and Adam Wayne Fears the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of August, 2020.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

SolomonParks File No. 20-000267-524