Karen Johnson Davidson County
Batch# 476282 DEEDWARR
09/15/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $913.90
20200915-0105436

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-10169

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Linda C. Morton and Ronald G. Morton, Trustees of The Morton Family Trust Agreement dated September 3, 2015	New Owner	26-2-6
(NAME)	(NAME)	
350 Fairway Dr	"	
(STREET ADDRESS)	(STREET ADDRESS)	
Clarksville TN 37043	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jonathan Claxton and Hollee Claxton, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda C. Morton and Ronald G. Morton, Trustees of The Morton Family Trust Agreement dated September 3, 2015**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 323, on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Claxton and Hollee Claxton, husband and wife by Deed dated April 29, 2016 from Jerry L. Rogers, a married man, recorded May 3, 2016, in Instrument Number 20160503-0043379, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee.
3. Restrictions as recorded in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 6396, Page 542 and Book 8192, Page 65, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Book 7864, Page 369, Register's Office for Davidson

County, Tennessee.
6. Easement as recorded to Madison Suburban Utility District in Book 4377, Page 94 and Book 6636, Page 824, Register's Office for Davidson County, Tennessee.
7. Sanitary sewer easement as recorded in Book 6117, Page 290, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 121 Lidgate Terrace, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 15th day of September, 2020.

Jonathan Daniel Claxton

Hollee Claxton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2020, before me personally appeared Jonathan Daniel Claxton and Hollee Claxton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2020.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

