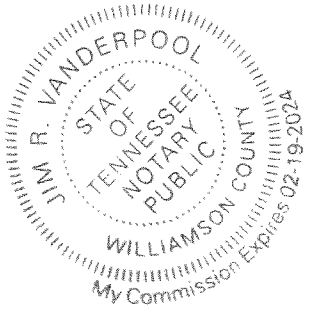
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/19/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bonny Lynn O'Neill	FHM Bank	Parcel ID: 172 12 0D 517.00
(NAME) 8045 Bienville Drive Unit Y9	(NAME) 10 Cadillac Dr #100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Laura Elise Claycomb, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bonny ONeill, unmarried woman**, hereinafter called the Grantee, her 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 Unit No. Y-9 as shown on Exhibit "A" of the Second Instrument of Correction of record in Instrument #20060309-0027423, Register's Office for Davidson County, Tennessee, revising the supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record in Instrument #20060120-0007914, and revised by the First Instrument of Correction of record in Instrument #20060221-0020352, said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record in Instrument #20060118-0006550, said Register's Office.

Being the same property conveyed to Laura Elise Claycomb, a single person, by Warranty Deed from Michael Rhett Pearson and Stephen Rene Sarabia, both unmarried, of record in Instrument No. 20170119-0005960, Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 19, 2017. The spouse of Laura Elise Clatcomb joins in the execution of this instrument to conver his marital rights, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8045 Bienville Drive, Unit Y9, Nashville, TN 37211

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. 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.

Karen Johnson Davidson County
Batch# 483705 DEEDWARR
09/25/2020 12:37:30 PM 2 pgs
Fees: $13.00 Taxes: $802.90
20200925-0110626

Witness our hands this 24th day of September, 2020

Laura Elise Claycomb

Andrew Riley Edwards

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Laura Elise Claycomb and Andrew Riley Edwards, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY