Karen Johnson Davidson County
Batch# 491734 DEEDWARR
10/07/2020 04:08:30 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20201007-0116723

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration or value, whichever is greater is $125,000.00.

Affiant

Subscribed and sworn before me this the 5th day of October, 2020.

Notary Public
My commission expires: 9/18/23

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:
Michael K. Clayborne
724 Due West Ave. N #4
Madison, TN 37115

Send Tax Bill to:
New Owner
400 Fisher St
Goodlettsville, TN
37072

Tax Information:
051-06-0A 004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNIE E. POTTER, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MICHAEL K. CLAYBORNE, an unmarried man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a Townhome Unit C on the Plan of Royal Property Management LLC, of record in Master Deed at Instrument No. 20050817-0097684, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Annie E. Potter by deed from Harley M. Leftwich, dated 12/06/2013, of record in Instrument No. 20131210-0125154, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 724 Due West Ave. N #4, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 5th day of October, 2020.

Annie E. Potter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Annie E. Potter,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2020.

My commission expires:
1/17/21

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, KATHY LEE, 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 Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON