Name and Address of New Owner:
Thomas Claybrooks
8508 Lawson Drive
Nashville, TN 37013

Send Tax Bills To:
Thomas Claybrooks

Karen Johnson Davidson County
Batch# 496648 DEEDWARR
10/15/2020 02:59:23 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20201015-0120217

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 182 6 A 279.00 CO

WARRANTY DEED
This document to be effective October 13, 2020

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mattie Goostree, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Claybrooks**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 344 ON THE PLAN OF FINAL PLAT FOR CLUSTER-LOT SUBDIVISION OLD HICKORY HILLS, PHASE THREE-SECTION ONE OF RECORD IN PLAT AT INSTRUMENT NO. 20060420-0045296, 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 MATTIE GOOSTREE, A SINGLE PERSON, BY WARRANTY DEED FROM JAMES BACHMAN AND CORTNEY BACHMAN, HUSBAND AND WIFE, RECORDED ON AUGUST 15, 2016, OF RECORD IN INSTRUMENT NO. 20160815-0084963, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 8508 LAWSON DR., ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: Y-98-0003-20-8508

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of October, 2020.

_____(SEAL)
Mattie Goostree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2020, before me personally appeared Mattie Goostree, 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 9th day of October, 2020.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 9th day of October, 2020.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

_____
Notary Public
My commission expires:_____
File No. 2020-1715