THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 524379 DEEDWARR
12/03/2020 12:33:12 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20201203-0140586

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Sean Gleaves and Saturah Grace Gleaves 206 Swift Drive Goodlettsville, TN 37072	New Owner	018-08-0-034

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Paul Zimmerman-Clayton and Kathryn Zimmerman-Clayton, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Saturah Grace Gleaves, a/k/a Saturah LaGrace Gleaves, and Sean Gleaves, Wife and Husband**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Mansker Heights, as of record in Book 2900, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul Zimmerman-Clayton and Kathryn Zimmerman-Clayton, husband and wife, by Warranty Deed from Ben A. Stephenson and wife, Kara Stephenson and Charles Alan Stephenson, a married man, of record on September 15, 2017, at Instrument No. 20170915-0094733, Davidson County Register of Deeds.

This property is commonly known as 206 Swift Drive, Goodlettsville, TN 37072.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SB-C-20-206

Witness our hands, this 25 **day of November, 2020**:

Kathryn Zimmerman-Clayton

Paul Zimmerman-Clayton

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 **Kathryn Zimmerman-Clayton** and **Paul Zimmerman-Clayton,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25 day of November, 2020:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$285,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 25th DAY OF November, 2020:

Notary Public

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

My Commission Expires: _____