**BOX 10-A**

(1)

**RETURN TO:**
**PREMIER ESCROW, LLC**
**4301 HILLSBORO PIKE, STE 300**
**NASHVILLE, TN 37215**

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of January, 2021.

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Notary Public
MY COMMISSION EXPIRES:
File No. G20-11288

Karen Johnson Davidson County
Batch# 549153 **DEEDWARR**
01/07/2021 09:48:39 AM 2 pgs
Fees: $13.00 Taxes: $780.70

20210107-0003160

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Sarah Marie Clayton (NAME) | SAME (NAME) | 136-03-0B-030.00-C |
| 3880 Priest Lake Drive #75 (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37217 (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, **Clarence Michael Hill, Heir of the Estate of Debra L. Hull**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Marie Clayton, unmarried**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Towhhouse No. 75, Building No. 26, and the garage therewith in a Horizontal Property Regime located on the Plan of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131 and Book 4675, page 145, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William J. Hull and wife, Debra L. Hull by Deed dated July 30, 1987, recorded August 6, 1987, in Book 7318, Page 56, in the Register's Office of Davidson County, Tennessee. The said William J. Hull died March 9, 2009 leaving Debra L. Hull as tenant by the entirety. The said Debra L. Hull died December 10, 2014 leaving as sole heir Clarence Michael Hill. See Affidavit of Heirship of record in Instrument 20200811-0089021, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. 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 4675, Page 131 and Plat Book 4675, Page 145, Register's Office for Davidson County, Tennessee.

2. Charter for Homeowners Association of record in Book 4944, Page 115, Register's Office for said County.

3. Master Deed, ByLaws/Rules and Regulations of record in Book 4651, Page 412; Book 4943, Page 692; Book 4979, Page

939; Book 5083, Page 417; Book 5189, Page 671; Book 7679, Page 173; Book 8115, Page 838; Book 8115, Page 849; Book 9089, Page 757; Book 9089, Page 765; Book 9507, Page 606; Book 9927, Page 75; Instrument 200110250116633; 200506210071262; 200508170097909; 200602280022872; 200602280022873; 201507090066742 and 201612050127268, Register's Office for said County.

4. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2020 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 3880 Priest Lake Dr, 75, Nashville, TN 37217.

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 5th day of January, 2021.

Clarence Michael Hill

---

STATE OF Georgia
COUNTY OF Chatham

On this 5th day of January, 2021, before me personally appeared Clarence Michael Hill, 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 5th day of January, 2021.

Notary Signature
My commission expires: February 24, 2023

JILL E. MACK NOTARY PUBLIC EXPIRES GEORGIA 02/24/2023 CHATHAM COUNTY

*PREPARED BY AND RETURN TO:*

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