Karen Johnson Davidson County
Batch# 647081 **DEEDWARR**
06/01/2021 12:36:26 PM 2 pgs
Fees: $13.00 Taxes: $1,468.90

20210601-0073106

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $387,000.00

Affiant

Subscribed and sworn to before me this 26th day of May, 2021.

Notary Public
My commission expires: 5-5-25

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cain Clifton 220 Burgundy Hill Rd Nashville, TN 37211	new owner	172-12-0A-148-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Justin G. Gray and Mashon M. Gray, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cain Clifton, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 80 on the Plan of Bradford Hills, Section Nine, of record in Plat Book 7900 Page 414, 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 Justin G. Gray and Mashon M. Gray, husband and wife, by deed from Karen C. Gray-Sheffield, a single woman of record in Instrument No. 20200617-0062761, Register's Office for Davidson County, Tennessee, and dated June 4, 2020.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Bradford Hills of record in Plat Book 7900 Page 414 Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 12257-21220

2. Charter of Bradford Hills Homeowners Association of record in Book 8071 Page 520 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 220 Burgandy Hill Road, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 26th day of May, 2021.

Justin G. Gray

Mashon M. Gray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of May, 2021, before me personally appeared Justin G Gray and Mashon M Gray, 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 26th day of May, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY