WARRANTY DEED

DM-SB-BR-21-2088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,~~000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 650054 **DEEDWARR**
06/04/2021 02:33:53 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20210604-0075376

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Brent Clayton and Deleana Clayton	**First Citizens National Bank**	
(NAME)	(NAME)	
2088 Traemoor Village Dr	**3020 Keith Street NW**	**114 07 0A 085.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Cleveland, TN 37312**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLISON B ALLBROOKS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENT CLAYTON AND WIFE, DELEANA CLAYTON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 85 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plan to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison B. Allbrooks by Warranty Deed from Beazer Homes Corp., A Tennessee Corporation, of record in Instrument No. 20110131-0008250, in the Register's Office of Davidson County, Tennessee, dated January 27, 2011 and recorded on January 31, 2011. Allison B. Allbrooks has since married, but the aforementioned property was never the marital residence.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sawyer Brown Road Right-of-Way Dedication for Traemoor Village, as recorded in Instrument No. 20070607-0068258.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070323-0035561, amended in Instrument Nos. 20080318-0027145, 20080808-0081934, 20210210-0018739; Amendment to Bylaws in Instrument No. 20210210-0018740; further amended in Instrument Nos. 20210210-0018741 and 20210210-0018742 and further Amendment to Bylaws in Instrument No. 20210210-0018743.
- Easement for Public Utilities, recorded in Book 7142, Page 463.
- Easement recorded in Book 7847, Page 385 and Instrument No. 20170921-0097001.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061017-0128855.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2088 Traemoor Village Dr, Nashville, Tennessee 37209**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 3rd DAY OF JUNE, 2021.

Allison B Allbrooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON B ALLBROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212