WARRANTY DEED

Karen Johnson Davidson County
Batch# 683495 DEEDWARR
07/26/2021 11:39:39 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20210726-0099858

BS-MIG-21-107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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:	MAP / PARCEL NUMBER (S)
Christina M. Healey and Alexander Brooks Robinson	**Mortgage Investors Group, its successor and/or assigns, as their interest may appear**	
(NAME)	(NAME)	
107 DeSoto Drive	**8320 East Walker Springs Lane**	**119-03-0-013.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Knoxville, TN 37923**	
(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, **STEVEN A. CLAIBORNE AND WIFE, BRENDA JODY CLAIBORNE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA M. HEALEY AND ALEXANDER BROOKS ROBINSON, MARRIED,** 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 Lot No. 52 on the Plan of Mertie Milwee of record in Plat Book 2331, Page 117, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Said lot No. 52 fronts 70 feet on the south side of Desoto Drive and runs back between lines, 155.8 feet on the west line and 161.9 feet on the east line to a dead line in the rear on which measures 71 feet.

Being the same property conveyed to Hubert W. Claiborne and wife, Hazel B. Claiborne by Warranty Deed from Carl Batson, Inc. of record in Book 2549, page 457, Register's Office for Davidson County, Tennessee, dated August 01, 1956.

Being the same property conveyed to Steven A. Claiborne, unmarried, and Frederick C. Jones, and wife, Linda Jones by Warranty Deed from Hubert W. Claiborne, and wife, and Hazel M. Claiborne of record in Book 9299, page 161, Register's Office for Davidson County, Tennessee, dated March 24, 1994 and recorded on April 04, 1994. (Value or consideration shown in aforementioned deed $63,900.00.)

Being the same property conveyed to Frederick C. Jones by Quitclaim Deed from Linda Egentowich f/k/a Linda Jones, of record in Instrument No. 20160422-0039459 Register's Office for Davidson County, Tennessee, dated April 06, 2016 and recorded on April 22, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Steven A. Claiborne and wife, Brenda Jody Claiborne, by Quitclaim Deed from Frederick C. Jones of record in Instrument No. 20160422-0039460 Register's Office for Davidson County, Tennessee, dated February 22, 2016 and recorded on April 22, 2016.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 117, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1787, Page 403, Book 2499, page 289, and Book 2538, page 99, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 DeSoto Drive, Nashville, Tennessee 37210**.

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 21 DAY OF JULY, 2021.

Steven A. Claiborne by John Gleaves, their Attorney-in-Fact

Brenda Jody Claiborne by John Gleaves, their Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN A. CLAIBORNE AND BRENDA JODY CLAIBORNE, and who acknowledged he/she/they executed the same as the free act and deed of the said STEVEN A. CLAIBORNE AND BRENDA JODY CLAIBORNE.

Witness my hand and official seal, this the 21st of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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