WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21

(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

J-VI-21-4209

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 685047 **DEEDWARR**
07/28/2021 10:18:41 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20210728-0101376

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Joe Claybon and Barbara Claybon	**New Owner** Joe Claybon	
(NAME) **117 Secretariat Place**	(NAME) 117 Secretariat Place	**032-13-0-011.00**
(ADDRESS) **Hendersonville, TN 37075**	(ADDRESS) Hendersonville, TN 37075	
(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, **JOE CLAYBON AND WIFE, BARBARA CLAYBON AND AND DAVID W. VANDENBERGH AND WIFE, HEATHER M. VANDENBERGH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOE CLAYBON AND WIFE, BARBARA CLAYBON,** 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. 17 on the Plan of Section I, TimberTrail Subdivision of record in Plat Book 5200, Page 205, in the 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 Joe Claybon and wife, Barbara Claybon and David W. Vanderbergh and wife, Heather B. Vanderbergh by Warranty deed from Leland D. Watts, married of record in Instrument No. 20071016-0122589 Register's Office for Davidson County, Tennessee, dated October 15, 2017 and recorded on October 16, 2017.

David W. Vandenbergh and wife, Heather M. Vandenbergh being one and the same as David W. Vanderbergh and wife, Heather B. Vanderbergh.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 205, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5522, Page 681 and Book 5649, Page 567, in the Register's Office for Davidson County, Tennesse.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4209 Winterbrook Rd, Nashville, Tennessee 37207**.

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 23rd DAY OF JULY, 2021.

Joe Claybon

Barbara Claybon

David W. Vandenbergh

Heather M. Vandenbergh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE CLAYBON, 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 23rd of July, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA CLAYBON, 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 23rd of July, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID W. VANDENBERGH, 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 23rd of July, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER M. VANDENBERGH, 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 23rd of July, 2021.

Notary Public
My Commission Expires: 1-3-22