Karen Johnson Davidson County
Batch# 721320 DEEDWARR
09/22/2021 10:22:01 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20210922-0127273

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2021.

W. DILLON WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Notary Public

MY COMMISSION EXPIRES: 7/3/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, ,

File No.: NAS0575-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hosts Worldwide, Inc.	Hosts Worldwide, Inc.	032-13-0-011.00
(NAME) 4209 Winterbrook Rd	(NAME) 4209 Winterbrook Rd	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOE CLAYBON AND WIFE, BARBARA CLAYBON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOSTS WORLDWIDE, INC.,** 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:

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 by Warranty deed from Joe Claybon and wife, Barbara Claybon and and David W. Vandenbergh and wife, Heather M. Vandenbergh of record in Instrument No. 20210728-0101376 Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 28, 2021.

This is:

unimproved ☐

improved ☒ property, known as 4209 Winterbrook Rd, Nashville, TN 37207

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 20th day of September, 2021.

Joe Claybon

Barbara Claybon

State of Tennessee
County of Davidson

On this 20th day of September, 2021, before me personally appeared Joe Claybon and Barbara Claybon, 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 (or person's) free act and deed.

Witness my hand, at office, this 20th day of September, 2021.

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023