Karen Johnson Davidson County
Batch# 760654 DEEDWARR
11/24/2021 01:17:50 PM 2 pgs
Fees: $13.00 Taxes: $1,137.75
20211124-0156269

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1703

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph D. Dillingham, Jr. and Shannon L. Dillingham, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Zachary Clayton, Jr., a Single Man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 9027 on the Plan of River Plantation, Section IX, Phase II-E, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 7900, Pages 583 and 584, Register's Office for said county, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of Condominium.

Being the same property conveyed to Joseph D. Dillingham Jr. and Shannon L. Dillingham, husband and wife by Warranty deed from Teresa M. Poff, unmarried of record in Instrument No. 20160902-0092915 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on September 02, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 9027 Sawyer Brown Road, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William Zachary Clayton, Jr. **9027 Sawyer Brown Road** **Nashville, TN 37221**	**Highlands Residential** **950 W. Bethany Drive, Ste 800** **Allen, TX 75013**	**142-09-0H-123.00**

WITNESS THE EXECUTION HEREOF this 22nd day of November, 2021.

Joseph D. Dillingham, Jr.

Shannon L. Dillingham

State of Tennessee)
County of Davidson)

On this 22nd day of November, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph D. Dillingham, Jr. and Shannon L. Dillingham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 307,500.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of November, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON