WARRANTY DEED

Karen Johnson Davidson County
Batch# 819115 DEEDWARR
03/10/2022 11:22:10 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220310-0027754

J-TI-22-620-AB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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)
True Investments, Inc.	**New Owner**	
(NAME) **640 Spence Lane, Ste. 235**	(NAME)	**094-01-0-014.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(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, **TERRY R. CLAYTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRUE INVESTMENTS, INC., A TENNESSEE CORPORATION,** 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 the Easterly one-half of Lot No. 46 in Hobson's Addition to Edgefield, now East Nashville, a plan of which is of record in Book No. 21, page 72, Register's Office for Davidson County, Tennessee, and in book 1, page 57, Chancery Court at Nashville, Tennessee.

Said Lot begins at the Northwesterly intersection corner of 11th Street and Sevier Street; thence with the Northerly margin of Servier Street, Westwardly 100 feet to a point; thence Northwardly and parallel with 11th Street, 73 feet, more or less, to the Northerly line of said Lot No. 46; thence with the line of said lot Eastwardly 100 feet to the Westerly margin of 11th Street; thence with the Westerly margin of 11th Street, Southwardly 73 feet, more or less, to the Point of beginning.

Being the same property conveyed to Terry R. Clayton by Warranty deed from Leslie E. Webb and wife, Jane E. Webb of record in Book 9682, page 304, Register's Office for Davidson County, Tennessee, dated May 25, 1995 and recorded on May 26, 1995.

Final Decree recorded on December 11, 2006 in Official record Instrument No. 20061211-0152268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 72, Register's Office for Davidson County, Tennessee, and in book 1, page 57, Chancery Court at Nashville, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **620 A and B South 11th. Street, Nashville, Tennessee 37206**.

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 4th DAY OF MARCH, 2022.

Terry R. Clayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY R. CLAYTON, 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 4th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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