File No. 250800134

WARRANTY DEED

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/05/05 11:41 2 pg:
Fees:13.00 Taxes:259.00

20050805-0092459

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Claybon	Joseph Claybon	50-6-9
(NAME) 117 Secretariat Place	(NAME) 117 Secretariat Place	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE , Teresa A.Oten and husband Irvin B. Oten HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Claybon and wife, Barbara Claybon, HEREINAFTER CALLED THE GRANTEE(S), 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. 11 on the Plan of Revised Section One, Village By the Creek, of record in Plat Book 6200, Page 29, Register's Office for said County.

Said Lot No. 11 fronts 69.60 feet on the southeasterly margin of Brick Church Pike and extends back 143.89 feet on the northeasterly line and 14305 feet on the southwesterly line to a dead line in the rear, measuring 71.17 feet thereon.

Being the same property conveyed to Teresa A.Oten by deed from Patrick E. Cheek, Unmarried of record in Book 10073, Page 707, Register's Office for Davidson County, Tennessee.

Said Irvin B. Oten joins in this Warranty Deed for the purpose of conveying and waiving and all right, title and interest, if any, Irvin B. Oten may have in and to the said property. The said Irvin B. Oten having no personal liability in connection with the loan to which reference is made herein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3473-3475 Brick Church Pike, Nashville, TN 37207
(House Number) (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 GRANTEE(S), his/her/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), his/her/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 3rd day of August, 2005.

Irvin B. Oten

Teresa Lyons-Oten

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Teresa A. Lyons-Oten and husband Irvin B. Oten, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 8/3/2005.

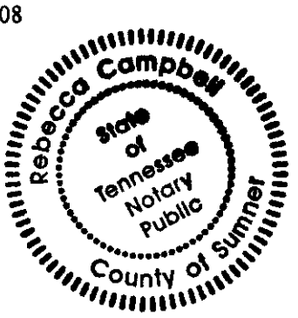
My Commission Expires: 4/12/2008

Notary Public

Witness my hand at office this 3rd day of August, 2005.

Commission expires: April 12, 2008

Rebecca Campbell Notary Public



File Number: 250800134

RETURN TO:

Cumberland Title
505 E. Main Street
Hendersonville, TN 37075