03

Realty Title
48-A

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44245

Davidson County DEEDWARR
Recvd: 11/04/05 09:14 2 pgs
Fees:13.00 Taxes:462.13
20051104-0133705

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 124,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 27TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **ROBERT G. CLAYPOOL** | Primary Residential Mortgage | **P/O 163-388** |
| **3001 Hamilton Church Road, #540** | 4750 West Wiley Post Way #200 | |
| **Antioch, Tennessee 37013** | Salt Lake City, UT 84116 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **R. J. YORK HOMES, LLC, a Limited Liability Company**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT G. CLAYPOOL and wife, REBECCA E. CLAYPOOL**

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 Unit 540, Hamilton Crossings Townhomes, a Planned Unit Development, described in Instrument Number 20040212-0016945, as amended in Instrument Number 20050310-0026734, said Register's Office, of which reference is herein made for a more complete legal description.**

**Being the same property conveyed to R. J. York Homes, LLC, by Quitclaim Deed from J. D. Eatherly of record in Instrument Number 20051025-0128972, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to J. D. Eatherly by deed from Harding University of record in Instrument Number 20030728-0105106, Register's Office for Davidson County, Tennessee.**

**Unimproved ( )**
This is improved ( X) property, known as **3001 Hamilton Church Road, #540, Antioch, Tennessee 37013**

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 its hand this 27TH day of October, 2005.**

**R. J. YORK HOMES, LLC**

By: Alan L Saturn, Attorney in Fact

Alan L. Saturn, Attorney in Fact
Pursuant to Power of Attorney of record in Instrument No. 20041004-0118913, Register's Office for Davidson County, Tennessee.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan L. Saturn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for R.J. York Homes, LLC and that he is authorized by R.J. York Homes, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2005.

02/22/2009
Commission expires

Diane K. Mann, Notary Public

