Davidson County DEEDWARR
Recvd: 01/31/06 10:21 2 pgs
Fees:13.00 Taxes:610.13

20060131-0011779

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44423

WARRANTY DEED

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$164,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
24th **DAY OF JANUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES 10/01/2009

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
STEVE P. RADMANOVICH **311 McCoin Drive** **Goodlettsville, TN 37072**	New Owner	**25-4-122** **GO 21067**

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 **I, CONSUELO B. CLAYBON, An Unmarried Woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **STEVE P. RADMANOVICH and wife, MARY RADMANOVICH**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being all of Lot No. 9, Subdivision Franklin Heights, Section II, phase I, as shown by plat and survey of record in Plat Book 6900, page 856, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Consuelo B. Claybon, an unmarried woman, by deed from Carole E. Barnes and husband, Jeffrey H. Barnes of record in Instrument Number 20040929-0117235, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This property is unimproved known as 311 McCoin Drive, Goodlettsville, Tennessee 37072

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 my hand this 24th **day of January, 2006.**

X Consuelo B. Clay

CONSUELO B. CLAYBON

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 CONSUELO B. CLAYBON, An Unmarried Woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25 day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 3/25/06



NOTARY PUBLIC