WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 03/13/07 10:03 2 pgs
Fees:13.00 Taxes:288.60

20070313-0030600

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2007.

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Claybon	Same As New Owenr	Map & Parcel 050.06-0-042.00
(NAME)	(NAME)	
3016 Kingston Circle North		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Barbara A. Dyson, unmarried and Margaret Bell Zeigler (formerly known as Margaret E. Bell) married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Claybon, unmarried, 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, State of Tennessee, Being Lot Number **41** on the Plan of Revised Section Three, Village by the Creek, of record in Plat Book 5200, at page 785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara A. Dyson and Margaret E. Bell by warranty deed of Vonda R. Scruggs and husband, Willie Scruggs of record in Book 7758, page 150, conveyance dated January 23, 1989, Register's Office of Davidson County, Tennessee.

Said property is not now nor has it ever been Grantors primary residence.

Encumbrances: 2007 County Taxes a lien against said property but are not yet due and payable. Said taxes have been prorated with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of taxes when due and payable. Map and Parcel 050.06-0-042.00; Subject to all matters appearing of record in Plat Book 5200, page 785, Register's Office of Davidson County, Tennessee. Restrictive covenants of record in Book 6291, page 414, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3632-3634 Village Trail, 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 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 our hands this 9th day of March, 2007.

Barbara A. Dyson

Margaret Bell Ziegler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Barbara A. Dyson and Margaret Bell Zeigler, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of March, 2007.

Commission expires: 6-28-08

Notary Public

KENDRA S... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY