SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/08 11:00 2 pg:
Fees:13.00 Taxes:307.10

20080905-0091097

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST 2008

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B, Nashville, TN 37216
615-782-8115

RT6913

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D Claybon	JOSEPH D. CLAYBON	041-15-0 116.00
(NAME)	(NAME)	
100-102 Tuckahoe Square East	3014 KINGSTON CIRCLE N	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	MT JULIET TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank Trust Company Americas, as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Joseph D Claybon, SINGLE

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WI
Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 25 on the Plan of Tuckahoe Square, as of record in Plat Book 6250, Page 303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Claybon and wife, Barbara Claybon and Joe Claybon, a single man, from Harvard W. Stephens and Barbara N. Stephens by Warranty Deed dated July 30, 2003 and recorded August 18, 2003 in Instrument Number 20030818-0119563, Register's Office for Davidson County, Tennessee, AND;

Being th same property conveyed to Joseph D. Claybon, a single man, from Joseph Claybon and wife, Barbara Claybon and Joseph D. Claybon, a single man, by Quitclaim Deed dated February 5, 2004 and recorded February 9, 2004 in Instrument Number 20040209-0015278, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Stanley Keith Miyabara, a married man, by Warranty Deed from Joseph D. Claybon, unmarried, dated March 16, 2007 and recorded March 20, 2007 in Instrument Number 20070320-0033392, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Deutsche Bank Trust Company Americas, as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated May 15, 2008 and recorded May 28, 2008, at Instrument No. 20080528-0054128, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 100-102 Tuckahoe Square East Nashville 37207
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Joseph D Claybon, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas, as Trustee., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas, as Trustee., has executed this deed this 4th day of August, 2008

Deutsche Bank Trust Company Americas, as Trustee by
Residential Funding Company, LLC fka Residential Funding
Corporation, Attorney in Fact

By _____

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jason Parkes, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Junior Officer of Residential Funding Company, LLC fka Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas, as Trustee., the within named bargainor, and that he/she as such Junior Officer, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200302060016740 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 4th day of August, 2008

My Commission expires: April 29, 2011

_____
Notary Public

L. A. LANCASTER
Commission # 1735857
Notary Public - California
Riverside County
My Comm. Expires Apr 29, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

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