Davidson County DEEDWARR
Recvd: 09/08/08 11:17 2 pgs
Fees:13.00 Taxes:125.80

20080908-0091650

WARRANTY DEED

P-08-3328

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012 (AFFIX SEAL)

ROBIN M. DUBAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Claybon	New Owner (NAME)	
3328 Chesapeake Circle (ADDRESS)	117 Secretariet Drive (ADDRESS)	050-10-0-091.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BETTIE S. BAILEY, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOE CLAYBON AND WIFE BARBARA CLAYBON, hereinafter called the Grantees, their heirs and assigns, that 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. 43 on the Plan of Chesapeake Homes, Section Three of record in Plat Book 5200, Page 640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bettie S. Bailey, unmarried by Warranty Deed from Tanisha J. Braden and Jacqueline M. Lucas, both unmarried of record in Book 11644, Page 501, in the Register's Office for Davidson County, Tennessee, dated August 31, 1999.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3328 Chesapeake Circle, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

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/our hand(s) this 22nd day of August, 2008.

Bettie S. Bailey

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 Bettie S. Bailey, unmarried, the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therin contained.

Witness my hand and officia seal, this the 22nd day of August 2008.

Notary public

My Commission Expires: 5/18/2009

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800