Davidson County DEEDWARR
Recvd: 12/16/08 09:07 2 pgs
Fees:13.00 Taxes:444.00

20081216-0120308

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this ____ day of December, 2008.

Notary Public
My commission expires:

02-0811-46308

Address of New Owner:	Send Tax Bills to:	Tax Information
Tennessee Buyers Solutions, LLC 3600 Lipton Drive Antioch TN 37013	owner 1312 W. Main St. Lebanon, TN. 37087	150-14-0-075.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carolyn Clay f/k/a Carolyn S. Sherrell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tennessee Buyers Solutions, LLC, hereinafter called the Grantees, their successors 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 Lot No. 47, on the Plan of Lake Towne Park, Section 6, of record in Book 6900, Page 832, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn S. Hall, unmarried by deed from Jack Williams Construction Company, Inc., dated November 28, 1990, recorded November 30, 1990, of record in Book 8245, Page 966, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carolyn S. Sherrell f/k/a Carolyn S. Hall by Quitclaim Deed from Carolyn S. Hall, dated July 19, 2002, recorded October 10, 2002, of record in Instrument No. 20021010-0124055, Register's Office for Davidson County, Tennessee.

Carl H. Clay, Sr., spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3600 Lipton Drive, Antioch, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of December, 2008.

Carolyn Clay

Carl H. Clay, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn Clay and Carl H. Clay, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of December, 2008.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON