WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/09 08:34 2 pgs
Fees:13.00 Taxes:99.90
20091120-0106831

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$27,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of Nov., 2009

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joe Claybon	SAME	071-02-0-117.00
117 Secretariat Place		
Hendersonville, TN 37075		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Roberts**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joe Claybon and Barbara Claybon, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 27-A on the plan of Zone Lot Division of Lot 27 of the Resubdivision of Lot No. 27 of the John J. Rucker Subdivision, of record in Book 6250, page 651, Register's Office for Davidson' County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Roberts, by deed from Nationwide Trustee Services, Inc, as Substitute Trustee, on November 5, 2009, of record in Book 20091112-0104474, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 6250, page 651, Register's Office Davidson County, Tennessee.
- Subject to all matters as shown on the Plan of record in Book 332, page 157, Register's Office Davidson County, Tennessee.

This is improved property known as: **432 Roger Williams Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 18, 2009.

James Roberts

STATE OF TENNESSEE
COUNTY OF Davis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Roberts** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 18, 2009

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12