WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100030565 DEEDWARR
Recvd: 05/20/10 14:39 2 pgs
Fees:13.00 Taxes:258.63
20100520-0039127

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. **$69,900.00.**

Affiant

Subscribed and sworn to before me this 19 day of MAY, 20 10

Notary Public
My Commission expires: 7-25-12
(Affix Seal)

RYAN A. RAFOTH
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
Tiffany R. Redding	Flagstar Bank FSB	050-10-0-131.00
305 Hawk View Court	5151 Corporate Dr	
Nashville, TN 37207	Troy MI 48098	

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, **Joe Claybon and Barbara J. Claybon, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tiffany R. Redding and Josiah M. Redding, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 40 of the Revised Section Three on the plan of Village by the Creek, of record in Book 5200, page 785, 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 Joe Claybon and Barbara Claybon, husband and wife, by deed from U.S. Bank, National Association, as Trustee, on February 11, 2009, of record in Instrument Number 20090227-0017196, 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 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 5200, page 785, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6291, page 414;*Register's Office for Davidson County, Tennessee.

*in Book ~~XXXXX~~ 7251, and in Book 9288, page 555

This is improved property known as: **305 Hawk View Court, Nashville, TN 37207** and 1307

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 May 18, 2010.

Joe Claybon
Joe Claybon

Barbara J. Claybon
Barbara J. Claybon

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe Claybon and Barbara J. Claybon,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 14, 2010

My commission expires 8/10/10

Notary Public

