BILL GARRETT, Davidson County
Trans:T20100036203 DEEDWARR
Recvd: 06/15/10 10:23 2 pgs
Fees:13.00 Taxes:88.80
20100615-0046375

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $24,000.00

x Mary Darlene Claiborne
Affiant

Subscribed and sworn to before me, this the 11th day of June, 2010.

Notary Public

My commission expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tony Claiborne	NEW OWNER	09207001200
~~2114 Hermosa Street~~	4215 PATE RD	
~~Nashville, TN 37208~~	FRANKLIN, TN	37064

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Martha Taylor, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tony Claiborne and Mary Darlene Claiborne, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 the east 45 feet of the westerly 138 feet of the south 162½ feet of Lot No. 4 on the Plan of the Subdivision of Lot 4 of the Elizabeth Harding Lytle Tract, of record in Minute Book 25, page 453, of the Chancery Court at Nashville and being further described according to a survey by T. R. Sanford, Surveyor, dated April 20, 1954, as follows:

Beginning at a point in the north margin of Hermosa Street, said point being 93 feet east of the corner of Lots 4 and 5; thence with the margin of said Hermosa Street easterly 45 feet to a point 15 feet west of the corner lots 3 and 4; thence northerly and at right angles 162.5 feet to the southerly margin of an alley; thence with the southerly margin of said alley westerly 45 feet to a point 93 feet east of the corner of Lots 4 and 5; thence southerly 162.5 feet to the beginning.

Being the same property conveyed to Edgar Taylor and wife, Martha Taylor by Warranty Deed dated May 10, 1954 from Will Gordon, unmarried, of record in Book 2278, page 115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 2114 Hermosa Street, Nashville, TN 37208.

09207001200 is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF June 11, 2010:

X Martha R Taylor by Anty Taylor AIF
Martha Taylor by Anthony Taylor, AIF

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Martha Taylor, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 11th day of June, 2010.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, ANTHONY TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for MARTHA TAYLOR ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 11th day of June, 2010.

My Commission Expires: 7.25.12 _____
Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 11th day of June, 2010.

My Commission Expires:_____ _____
Notary Public

20101194RJ