BILL GARRETT, Davidson County
Trans: T20100036208 DEEDWARR
Recvd: 06/15/10 10:31 2 pgs
Fees: 13.00 Taxes: 18.50
20100615-0046379

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $5,000.00

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

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

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tony Claiborne	NEW OWNER	09207001100
~~2202 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 R. 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 westerly 45 feet of the east 93 feet of the south 162 ½ feet of Lot No. 4 on the plan of the subdivision of Lot No. 4 of the Elizabeth Harding Lytle Tract of record in Minute Book 25, page 453, Chancery Court at Nashville, described as follows:

Beginning at a point in the northerly margin of Hermosa Street said point being 48 feet east of the common corner of Lots 4 and 5 on said plan; thence northerly along the line between said lots 162.5 feet to an alley; thence easterly along said alley 45 feet to a point; thence southerly 162.5 feet to the northerly margin of Hermosa Street; thence westerly along said margin of said street 45 feet to the point of beginning.

Being the same property conveyed to Edgar Taylor and wife, Martha R. Taylor by Installment Deed dated April 24, 1967 from Robbie Will White Gough and husband, Robert Gough, of record in Book 4128, page 273, 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 2202 Hermosa Street, Nashville, TN 37208.

09207001100 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 Anthony Taylor AIF

Martha R. 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 R. 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 R 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

20101195R