WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110009591 DEEDWARR
Recvd: 02/15/11 15:40 2 pgs
Fees:13.00 Taxes:269.73
20110215-0013000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $72,900.00.

Affiant

Subscribed and sworn to before me this day of 2-14, 2011.

Notary Public

My Commission expires: 05-11-2012
(Affix Seal)

PATRICIA J. PARSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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:
Scott A. Burchyett	Churchill Mortgage Corp	050-06-0-009.00
3473 Brickchurch Pk	761 Old Hickory Blvd #400	
Nashville, TN 37207	Brentwood, TN 37027	

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, **Joseph Claybon and wife, Barbara Claybon,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott A. Burchyett,*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*a single person

Being Lot No. 11 on the plan of Revised Section One, Village by the Creek, of record in Book 6200, page 29, 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 Joseph Claybon and wife, Barbara Claybon, by deed from Teresa A. Oten and husband, Irvin B. Oten, on August 3, 2005, of record in Instrument Number 20050805-0092459, 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 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 6291, page 406, Register's Office Davidson County, Tennessee.

This is improved property known as: **3473 Brick Church Pike, 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 February 11, 2011.

Joe Claybon

Barbara 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 **Joseph Claybon and Barbara 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 February 11, 2011

My commission expires 8/19/14

Notary Public

