WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017913 DEEDWARR
Recvd: 03/28/11 12:42 2 pgs
Fees:13.00 Taxes:506.90
20110328-0023665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/15/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Touchstone Title and Escrow, LLC, 7127 Crossroads, Suite 105, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hung Hei Ho	Just Mortgage, Inc.	161-08-0-097.00
(NAME)	(NAME)	
390 Ash Grove Dr.	9680 Haven Avenue, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Rancho Cucasmongo, CA 91730	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Diane Marie Claiborne, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hung Hei Ho, unmarried, HEREINAFTER CALLED THE GRANTEES, 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 Lot Number 138 on the Plan of Southwood Subdivision, as of record in Book 2663, Page 126, Register's Office for said County, as follows:

SAID Lot Number 138 fronts 100 feet on the northerly side of Ash Grove Drive and runs back 350.67 feet on the westerly line and 340.34 feet on the easterly line to a dead line measuring 100 feet thereon.

BEING the same property conveyed to Diane Marie Claiborne, unmarried, by Quitclaim Deed from Ronnie Claiborne, unmarried, dated August 28, 2010, and recorded 8/31/10, of record in Instrument Number 20100831-0068874; and the same property previously conveyed to Ronnie Claiborne and wife, Diane Claiborne, by Warranty Deed from Ben William Claiborne and wife, Linda Sue Claiborne, dated 6/12/85 and recorded June 14, 1985, of record in Book 6582, Page 562, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2904, Page 51, and as amended in Book 7127, Page 491, and as further amended in Book 9794, Pages 578, 580, 582, 607, 612 and 617, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 390 Ash Grove Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18th day of March, 2011.

Diane Marie Claiborne

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 18th day of March, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Diane Marie Claiborne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public,

