WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

x Anna Marie Clayborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2011.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Marie Clayborne	Regions Bank dba Regions Mortgage	05208002600
(NAME)	(NAME)	
1192 Shawnee Rd.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, TN 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110044049 DEEDWARR
Recvd: 07/21/11 10:32 2 pgs
Fees:13.00 Taxes:490.25
20110721-0055851

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES B. RIGSBY AND WIFE, HAZEL A. RIGSBY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNA MARIE CLAYBORNE AND HUSBAND, MARCUS RUSSELL CLAYBORNE, HEREINAFTER CALLED THE GRANTEE, 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 No. 40 on the Plan of Sequoia Valley, Section 1, as of record in Book 3700, Page 81, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to James A. Rigsby and wife, Hazel A. Rigsby by Warranty Deed from Bruce C. Christian and wife, Mary Ann Christian by and through their attorney-in-fact, Ronald Buchanan, which deed is dated August 1, 1980 and recorded in Book 5633, Page 135 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF SEQUOIA VALLEY, SECTION 1, AS OF RECORD IN BOOK 3700, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4047, PAGE 877, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 558 Pueblo Drive, Madison, TN 37115
(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 GRANTEE, heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 our hands this 18th day of JULY, 2011.

James B Rigsby
James B Rigsby

Hazel A. Rigsby
Hazel A. Rigsby

STATE OF TEXAS

COUNTY OF Tarrant

On this 18th day of JULY, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James B. Rigsby and Hazel A. Rigsby*** 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 they executed the same as their free act and deed.

***husband and wife**

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

My Commission Expires:
10-08-11

Notary Public,

RAUL QUINTANA
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-08-11

Return To:
Deanie L. Gregory, Attorney
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115