WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110054021 DEEDWARR
Recvd: 09/01/11 08:36 2 pgs
Fees:13.00 Taxes:1021.20
20110901-0067667

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $276,000.00.

Affiant

Subscribed and sworn to before me this 25th day of August, 2011.

Notary Public
My Commission expires: 3-30-15
(Affix Seal)

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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:
Jon Graham. Hopper	Primary Residential Mortgage, Inc.	042-02-0-006.00
807 Sylvania Drive	4750 W. Wiley Post Way Suite 200	
Nashville, TN 37207	Salt Lake City, UT 84116	

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, **John E. Claybon, widower**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jon Graham Hopper and wife, Katherine Mary Hopper** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 39 on the Plan of Ozark Hills of record in Plat Book 3700, page 20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 39 fronts 165.00 feet on the westerly side of Sylvania Drive and extends back 233 feet on the northerly line and 193.45 feet on the southerly line to a line in the rear on which it measures 191.65 feet.

Being the same property conveyed to John E. Claybon and Erma A. Claybon, husband and wife, by Warranty Deed from William E. Crook and Mary Jean Crook, husband and wife, dated 8/30/93 of record in Book 9072, page 897, Register's Office for Davidson County, Tennessee. The said Erma A. Claybon having since deceased leaving John E. Claybon as the surviving spouse and sole owner of the property.

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 , which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, page 20, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3920, page 37, Register's Office for Davidson County, Tennessee.

This is improved property known as: **807 Sylvania Drive, 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 August 25, 2011.

John E. Claybon
John E. Claybon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John E. Claybon, widower** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 25, 2011

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY