BILL GARRETT, Davidson County
Trans:T20120070842 DEEDWARR
Recvd: 09/20/12 09:39 2 pgs
Fees:13.00 Taxes:499.13

20120920-0085366

WARRANTY DEED

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-8-15
(AFFIX SEAL)

G-VRES-12-5947

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin S. Clayton	ORNLFCU	
(NAME)	(NAME)	
5947 Colchester Drive	P.O. BOX 365	87-5-A-45.00 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Oak Ridge, TN 37831-0365	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **LYNETTE M. GIBSON AND HUSBAND, HARRY EUGENE GIBSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUSTIN S. CLAYTON, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 98, FARMINGHAM WOODS, PHASE II, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 306, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOHN W. VIGNON TO E. LYNETTE VIGNON AS RECORDED ON THE 9TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070109-0003598 AND WARRANTY DEED FROM PHILLIPS BUILDERS, INC. TO JOHN W. VIGNON AND WIFE, E. LYNETTE VIGNON AS RECORDED ON THE 3RD DAY OF AUGUST, 1992 IN DEED BOOK 8691, PAGE 955, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

E. LYNETTE VIGNON IS NOW KNOWN AS LYNETTE M. GIBSON. HARRY EUGENE GIBSON, SPOUSE OF LYNETTE M. GIBSON, JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARTIAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 306 AND BOUNDARY PLAT OF RECORD IN BOOK 7900, PAGE 173; RESTRICTIVE COVENANTS OF RECORD IN BOOK 8238, PAGE 176, BOOK 8351, PAGE 533, BOOK 8423, PAGE 784, BOOK 8424, PAGE 426 AND BOOK 8447, PAGE 635; CHARTER OF THE HOA OF RECORD IN BOOK 8199, PAGE 852; STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 8199, PAGE 852 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **5947 Colchester Drive Hermitage, Tennessee 37076**
(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(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 hand(s) this 18th day of September, 2012.

Lynette M. Gibson

Harry Eugene Gibson

STATE OF Tennessee
COUNTY OF Davidson

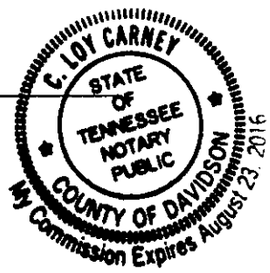
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynette M. Gibson and Harry Eugene Gibson the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2012.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212