Prepared by:
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Davidson County	DEEDWARR
Recvd: 11/02/12 08:07	3 pgs
Fees:18.00 Taxes:207.20	
20121102-0100747	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2012.

Notary Public
My commission expires: January 11, 2016



Address of New Owner:	Send Tax Bills to:	Tax Information
Libia A. Soler Medina 474 Claircrest Dr. Antioch, TN 37013	Same	162010B01600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Willine Hall, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Libia A. Soler Medina hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 16 on the Plan of Clairmont Subdivision, Phase I, of record in Book 6050, Page 286, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

For purpose of description, the term Lot or Unit shall be defined as the same.

Being the same property conveyed to Willine Hall, unmarried by deed dated September 30, 1987 from Clairmont Investors, a Tennessee Joint Venture of record in Book 7368 Page 959, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Clairmont Subdivision, Phase I, of record in Book 6050 Page 286, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 6988, page 542 and amended in Book 7269, page 223 and Book 7891, page 590 and Book 8027, page 258 and Book 8027, page 261 and Book 8027, page 264 and Book 8784, page 328, Register's Office for Davidson County, Tennessee 4) Charter of Clairmont Homeowner's Association of record in Book 6988 Page 536 and amended in Book 7960 Page 128 and Book 8168 Page 430 and Book 8172 Page 28 5) Bylaws for Clairmont Homeowners Association of record in Book 6988 Page 552 6) Common area is vested in Clairmont Homeowner's Association Inc. of record in Book 7000 Page 153

This property is improved property known as 451 Claircrest Dr., Antioch, Tennessee 37013

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. Grantors covenant with

Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of October, 2012.

Willine Hall

Willine Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willine Hall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of October, 2012.

Notary Public

My Commission expires: 2/23/15

Amy Cross Alston
State of Tennessee Notary Public
Williamson County

FILE NO: 07362

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

