BILL GARRETT, Davidson County
Trans:T20140008661 DEEDWARR
Recvd: 02/06/14 11:19 2 pgs
Fees:13.00 Taxes:199.80
20140206-0010547

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is $54,000.00 (Fifty Four Thousand).

Trina Taylor
AFFIANT

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

Subscribed to and sworn before me this 31st day of January, 2014.

Joyce Jordan
NOTARY PUBLIC MY COMMISSION EXPIRES: 8-23-16
(NOTARY SEAL)

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Trina Taylor<br>320 Arrington ST.<br>Nashville, TN 37207 | First State Bank<br>480 Oil Well Rd 2nd Fl<br>Jackson, TN 38305 | 08207025500 |

# WARRANTY DEED

FOR AND IN 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, I/WE, **JOSEPH D. CLAYBON, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TRINA TAYLOR, AN UNMARRIED WOMAN,** 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 TO WIT:

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. 2-A ZONE LOT DIVISION, LOTS 1 AND 2 BRYANS ADDITION TO EDGEFIELD, OF RECORD IN PLAT BOOK 6200 PAGE 503, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH D. CLAYBON BY DEED FROM US BANK NATIONAL ASSOCIATION DATED 1-17-08 AND RECORDED IN INSTRUMENT NO. 20080227-0019143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT PROPERTY WAS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( X ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**222 BERRY STREET**<br>**NASHVILLE, TN 37207** |
|---|---|---|

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2014

**WITNESS,** this 31st day of January, 2014

**Joseph D. Claybon**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 31st day of January, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph D. Claybon** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of January, 2014.

Notary Public

Commission Expires: 8-23-16

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires AUG. 23. 2016