Karen Johnson Davidson County
Batch# 322909 DEEDWARR
12/02/2019 10:51:09 AM 2 pgs
Fees: $13.00 Taxes: $662.30
20191202-0123434

**This instrument was prepared by:**
**Please record and return to:**
**Freedom Title Services, LLC**
**109 Hazel Path, Suite 2**
**Hendersonville, TN 37075**
**(615) 822-8332 phone**
**(615) 822-8321 fax**

# 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, WE, **JOE CLAYBON, UNMARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GINA JIE YAO,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**LOT NO. 142 SECTION FIVE, VILLAGE BY THE CREEK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 221, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO JOE CLAYBON, UNMARRIED, BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT A TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-2, BY EMC MORTGAGE CORPORATION, AS ATTORNEY IN FACT, DATED JUNE 10, 2010 AND RECORDED ON JUNE 18, 2010 IN INSTRUMENT NO. 20100618-0047697, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**This is improved property, known as 3709-3711 BRICKMONT DRIVE, NASHVILLE, TN 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of

Witness our hands this 27th day of November, 2019.

JOE CLAYBON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, JOE CLAYBON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 27th day of November, 2019.

NOTARY PUBLIC
My commission expires: 5-28-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$179,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of Nov., 2019.

NOTARY PUBLIC
My commission expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**Address New Owner(s) as follows:**
**GINA JIE YAO**
**3709 BRICKMONT DRIVE**
**NASHVILLE, TN 37207**

**Send Tax Bills To:**
Same as above

**MAP/PARCEL: 050110/067.00**