Davidson County DEEDWARR
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Fees:13.00 Taxes:447.70

20060110-0003402

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$121,000.00**

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF December, 2005.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-27-07
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason C. & Tiffany L. Dragavon<br>1005 Jackson Valley Dr.<br>Hermitage, TN 37076 | SunTrust Mortgage<br>201 4th Ave N. 7th Floor<br>Nashville, TN 37219 | Map 86-07<br>Parcel 69 |

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,

**Steven D. Clinkenbeard and wife, Vanessa L. Clinkenbeard**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Jason C. Dragavon and wife, Tiffany L. Dragavon**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 53 ON THE PLAN OF JACKSON'S RETREAT, PHASE 1, SECTION 1, AS OF RECORD IN PLAT BOOK 5200, PAGE 286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO STEVEN D. CLINKENBEARD, UNMARRIED BY DEED FROM MARIE P. SULLIVAN, A WIDOW, DATED SEPTEMBER 2, 1994, AND OF RECORD IN BOOK 9466, PAGE 320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. VANESSA L. CLINKENBEARD JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 286, Register's Office for Davidson County, Tennessee.
3) Property is subject to Jackson's Retreat-Phase One-Section One, a Planned Unit Development, Charter of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 5745, Page 294, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 5676, Page 67, and in Book 5741, Page 360, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 5676, Page 67, and in Book 5741, Page 360, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1005 Jackson Valley Road, Hermitage, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of December, 2005.

Steven D. Clinkenbeard

Vanessa L. Clinkenbeard

FILE BOX 45

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Steven D. Clinkenbeard and wife, Vanessa L. Clinkenbeard with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2005.

Donna C. Pionk
NOTARY PUBLIC

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

My Commission Expires:

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

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