Davidson County DEEDWARR
Recvd: 08/31/07 12:26 2 pgs
Fees:13.00 Taxes:451.40

20070831-0105018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Bonnie Brothers
Affiant

Subscribed and sworn to before me this 24th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

WARRANTY DEED

P-07-5170

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Beck	New Owner	
5170 Hickory Hollow Pkwy #818	(NAME)	163-05-A-037.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN A.CLAMPITT AND WIFE BRENDA A. CLAMPITT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEFFREY BECK, UNMARRIED, hereinafter called the Grantees, 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 No. 37 on the Plan of Hickory Hollow Townhomes (Mill Park) of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John A. Clampitt and wife, Brenda A. Clampitt by deed from Tori Koenig, a married person, of record in Instrument No. 20021014-0126034, Register's Office for Davidson County, Tennessee, dated October 10, 2002, and recorded October 14, 2002.

The prior deed of record in Instrument No. 20021014-0126034 in the Register's Office for Davidson County, Tennessee, contained a scrivernor's error in the name of the Grantee. It shows the Grantee as Brenda A. Clampitt, which should have been Brenda K. Clampitt.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5170 Hickory Hollow Pkwy #818, Antioch, Tennessee 37013
(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 my/our hand(s) this 24th day of August, 2007.

John A.Clampitt

Brenda K. Clampitt

Brenda K. Clampitt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A.Clampitt and wife Brenda K.Clampitt the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2007.

Notary Public

My Commission Expires: 4/5/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800