WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090075244 DEEDWARR
Recvd: 11/04/09 09:53 2 pgs
Fees:13.00 Taxes:394.05
20091104-0101855

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$106,500.00.**

Affiant

Subscribed and sworn to before me this 21st day of October, 2009.

Notary Public
My Commission expires 8-20-2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David J. Boyer	WR Starkey Mortgage	165-14-0-101.00
4921 Deerhaven Drive	5055 W. Park Blvd, Ste 300	
Antioch, TN 37013	Plano, TX 75093	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jessica Ewerling, now known as Jessica Clemons, and husband, Brandon Clemons,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David J. Boyer and Erica J. Boyer, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 94 on the plan of Peppertree Forest, Section Twelve, of record in Book 8250, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica Ewerling, unmarried and Brandon Clemons, unmarried, by deed from Jed B. Clifton and wife, Debra Clifton, on April 19, 2002, of record in Instrument Number 20020502-0054029, Register's Office for Davidson County, Tennessee. The said Jessica Ewerling is now known as Jessica Clemons.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 8250, page 80, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7982, page 736; and Book 8294, page 159; and Book 8367, page 501; and Book 8491, page 559; and Book 8531, page 496; and Book 8678, page 509; and book 8678, page 514; and Book 8757, page 607; and Book 8911, page 265; and Book 8983, page 767; and Book 8983, page 772; and book 9036, page 719; and Book 9157, page 711; and Book 9287, page 698; and Book 9293, page 86; and Book 9455, page 801; and book 9664, page 162, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee.
- **By-Laws of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.**

This is improved property known as: **4921 Deerhaven Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 30, 2009.

Brandon Clemons

Jessica Clemons

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jessica Clemons and Brandon Clemons,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 30, 2009

My commission expires 8/10/13

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY