# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $135,000.00.

Affiant

Subscribed and sworn to before me this 4th day of June, 2012.

Notary Public
My Commission expires: 9-9-14
(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: |
|---|---|---|
| Kendra M. Murray | Fifth Third Mortgage Company | 135140A17300CO |
| 921 Blue Mountain Lane | 5001 Kingsley Drive : MD 1MOBSZ | |
| Antioch, TN 37013 | Cincinnati, OH 45227 | |

**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, **Tyler Jeffery Clements and wife, Lorinda Clements**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kendra M. Murray, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 173 on the plan of Phase Four, Pinnacle Point Subdivision, of record in Plat Book 6900, page 524, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Tyler Jeffery Clements by Special Warranty Deed from LaSalle Bank N.A. as Trustee dated 4/21/09 of record in Instrument Number 20090430-0039207, Register's Office for Davidson County, Tennessee.**

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 2012 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 524, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7032, pages 733-777; Book 7067, page 739; Book 7065, page 959; Book 7032, page 733; and Book 7058, page 324, , page , Register's Office for Davidson County, Tennessee.
- By-laws of record in Book 7032, pages 733-777, Register's Office for Davidson County, Tennessee.

Power of Attorneys in Instrument # 20120606-0049373 and Instrument # 20120606-0049374 Register Office for said County.

This is improved property known as: **921 Blue Mountain Lane, 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.

BILL GARRETT, Davidson County
Trans:T20120041678 DEEDWARR
Recvd: 06/06/12 10:33 2 pgs
Fees:13.00 Taxes:499.50
20120606-0049375

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 June 4, 2012.

Tyler Jeffery Clements by:
**Tyler Jeffery Clements by Leneiva Head as Attorney in Fact**

Lorinda Clements by:
**Lorinda Clements by Leneiva Head As Attorney in Fact**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Leneiva Head, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Tyler Jeffery Clements, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Tyler Jeffery Clements, the bargainor(s), by the said Leneiva Head, as Attorney-in-Fact.

WITNESS my hand and seal, this 4th day of June, 2012.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Leneiva Head, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Lorinda Clements, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Lorinda Clements, the bargainor(s), by the said Leneiva Head, as Attorney-in-Fact.

WITNESS my hand and seal, this 4th day of June, 2012.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY