BILL GARRETT, Davidson County
Trans:T20120053862 DEEDWARR
Recvd: 07/23/12 11:35 2 pgs
Fees:13.00 Taxes:462.50
20120723-0064423

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 124,999.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2012.

Notary Public

My commission expires:
01/07/2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JACQUELINE CLAYBROOKS	Peoples Home Equity Inc.	**071010A00700CO**
454 MONTICELLO STREET	150 N. Seven Oaks	
NASHVILLE, TN 37207	Knoxville TN 37922	

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 ACKNOWLEDGE, WE,

A BETTER HOUSE, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JACQUELINE L CLAYBROOKS, an unmarried woman

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 NUMBER 7 AS SHOWN ON THE PLAT FOR PHASE I OF THE WOODS OF MONTICELLO, OF RECORD IN INSTRUMENT NUMBER 20091216-0114519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO A BETTER HOUSE, INC BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT & HOUSING AGENCY DATED 12/09/11 AND RECORDED ON 05/17/12 IN INSTRUMENT NO. 20120517-0042837, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: ***

This is improved (__X__) unimproved (____) property known as 454 MONTICELLO STREET, NASHVILLE, TN 37207.

*** Plat of record in Instrument No. 20091216-0114519; Covenants, Conditions and Restrictions of record in Instrument No. 20090528-0049122; HOA Charter of record in Instrument No. 20090529-0049581 Easement for Sanitary Sewer of record in Book 6407, Page 360; Easement for Water Main of record in Book 10219, Page 509 and Book 10224, Page 148; Easement for Drainage of record in Book 10183, Page 217; Inspection and Maintenance for Private Stormwater Management Facilities of record in Instrument No. 20090505-0040906; Easement of record in Book 4297, Page 397; Easement and Right of Way of record in Instrument No. 20040308-

continued on page 2

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 in 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 13th day of July, 2012.

A Better House, Inc

Tim Hawbaker, Pres.

A BETTER HOUSE, INC.
BY: TIM J. HAWBAKER, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TIM J. HAWBAKER, PRESIDENT OF A BETTER HOUSE, INC., the within named Grantors, with whom I am personally acquainted (or 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 13th day of July, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

*** 0026393; and Affordability Restriction of record in Instrument No. 20120517-0042838, Register's Office for Davidson County, Tennessee.