(2)

BILL GARRETT, Davidson County
Trans:T20120075946 DEEDWARR
Recvd: 10/05/12 15:31 2 pgs
Fees:13.00 Taxes:74.00
20121005-0091648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 20,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2012.

Notary Public

My commission expires:

NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 09-24-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DARNELL CLAY JR **MICHELLE CLAY**	**New Owner**	**060110A01500CO**
817 Loretta Drive		
Goodlettsville, TN 37072		

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,

KIMBERLY M. HOCKETT and SANDRA F. NEWSON and DENISE HENDRICK

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

DARNELL CLAY JR and MICHELLE CLAY, HUSBAND AND WIFE

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 15, on the Plan of Section 2, Pine Ridge, of record in Book 6900, Page 484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO SANDRA F NEWSON BY CASH DEED FOR TENNESSEE FROM JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 08/03/92 AND RECORDED ON 08/06/92 IN BOOK 8695, PAGE 834 AND RE-RECORD OF RECORD IN BOOK 9576, PAGE 342, SAID REGISTER'S OFFICE FOR SAID COUNTY. SANDRA F. NEWSON HAVING SINCE DIED ON AUGUST 12, 2006, LEAVING KIMBERLY M. HOCKETT, SANDRA F. NEWSON, AND DENISE HENDRICK AS HEIRS PURSUANT TO AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20121005009164 7 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 208 GREENBRANCH COURT, NASHVILLE, TN 37207.

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 28th day of September, 2012.

KIMBERLY M. HOCKETT

SANDRA F. NEWSON

DENISE HENDRICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KIMBERLY M. HOCKETT, SANDRA F. NEWSON, and DENISE HENDRICK, 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 28th day of September, 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013