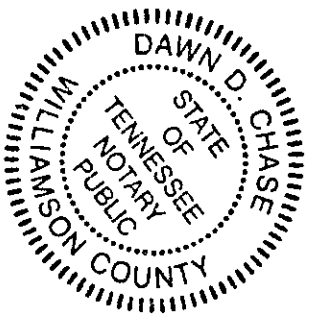
PREPARED BY:
RECORD & RETURN TO:
Clarity Title, LLC
100 Hazel Path, Ste C
Hendersonville, TN 37075
File No. 12-0436

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$121,000.00.**



Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of October, 2012.

Notary Public
Commission Expiration: 3/18/14

ADDRESS OF NEW OWNER:
Ben Backus
1303 Pennock Ave.
Nashville, TN 37027

SEND TAX BILLS TO:
~~Ben Backus~~ Peoples Home Equity Inc
2003 McKinley Rd., Ste 130
Johnson City, TN 37604

MAP-PARCEL:
07115051200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ashley Stocker and Janet Stocker, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ben Backus and Lindsay Weaver, tenants in common with expressed rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: (also known as Benjamin Backus)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Highland Land Company's Subdivision, or record in Instrument No. 20060127-0010918, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashley and Janet Stocker, husband and wife, from The Chancery Court of Davidson County, Tennessee, by deed dated 1/19/12 filed for record on 2/10/12 in Instrument No. 20120210-0012077, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

BILL GARRETT, Davidson County
Trans:T20120084421 DEEDWARR
Recvd: 11/05/12 13:45 2 pgs
Fees:13.00 Taxes:447.70
20121105-0101821

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **1303 Pennock Avenue, 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 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 hand this 29th **day of October, 2012.**

Ashley Stocker**

Janet Stocker

City of Portsmouth

County of England

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley **Stocker and Janet Stocker,** ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th **day of October, 2012**

Notary Public

Commission Expiration: on death.

Ashley Stocker and Ashley Byrn Stocker being one and the same person