BILL GARRETT, Davidson County
Trans:T20120085399 DEEDWARR
Recvd: 11/08/12 09:24 3 pgs
Fees:18.00 Taxes:317.83

20121108-0103092

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 12-1269

WARRANTY DEED

THIS INDENTURE, made and entered into this 10/09/2012, by and between **Alice Jane Hyatt, an unmarried individual**, parties of the first part, and **Jarad Clement, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No 92 on the Map of Maplecrest Subdivision as of record in Plat Book 1835, Page 28, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alice Jane Hyatt by deed dated April 16, 2003 from Interbay Funding LLC, a Delaware Limited Liability Company of record as Instrument No. 200305140065612, said Register's Office.

This conveyance is made subject to: any and all existing easements and restrictions contained of record.

Parcel ID # 84-11-25

☒ Improved OR
☐ Unimproved property located at: **2231 Aubrey Court, Nashville, TN 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Alice Jane Hyatt

Alice Jane Hyatt

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Alice Jane Hyatt** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 9th day of October, 2012..

Notary Public

My Commission Expires: _____

****

Owner's Name: **Jarad Clement**

and Address: **2231 Aubrey Court, Nashville, TN 37214**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Peoples Home Equity Inc
5205 Maryland Way, Suite 101
Brentwood, TN 37027

Map 84-11-25

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,900.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 9th day of October, 2012..

Notary Public

My Commission Expires: 7/6/15

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of California)
County of Sacramento)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 10/9/12 before me, Mary J Hyatt,
(here insert name and title of the officer)

personally appeared Alice Jane Hyatt,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARY J. HYATT
Commission # 1889485
Notary Public - California
Sacramento County
My Comm. Expires Nov 15, 2013

Signature Mary J Hyatt

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of WARRANTY DEED 2231 Aubrey Ct Nashville TN,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
└○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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