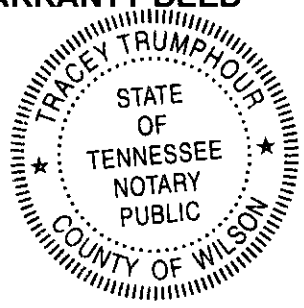
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judy A. Goins	U.S. Bank National Association	063-16-0B-036.00CO
(NAME)	(NAME)	
1645 Aaronwood Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120090852 DEEDWARR
Recvd: 11/29/12 09:49 2 pgs
Fees:13.00 Taxes:493.95
20121129-0109518

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Marcus A. Clevinger and wife, Brandi Clevinger**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Judy A. Goins, a single woman**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 127, on the Plan of HAMPTON PARK (formerly Chitwood Downs, a Planned Unit Development), as shown by plat appearing of record in Plat Book 6900, Pages 550, 551 and 552, as Corrected by Certificate of Correction in Book 7462, Page 445 and Amendment to Change Name in Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Marcus A. Clevinger and wife, Brandi Clevinger by Warranty Deed dated September 21, 2006, from Kevin Rinks and wife, Amanda Rinks and filed for record on September 29, 2006, in Instrument No. 20060929-0120553, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 6900, Pages 550-552, Register's Office of said County.
All matters as set forth on the Boundary plat of record in Plat Book 6900, Page 405, Register's Office for Davidson County, Tennessee.
Certificate of Correction of record in Book 7462, Page 445, Register's Office for Davidson County, Tennessee.
Plat Amendment to Change Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 7351, Page 852, and Amendments in Book 7451, Page 739 and Book 8336, Page 393, Register's Office of said County.
Easement as shown of record in Book 7460, Page 930 and Book 7489, Page 515, Register's Office for said County.
Agreement for Dedication of Public Utilities Easement of record in Book 8657, Page 179, Register's Office for

Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Book 7431, Page 204, Book 8517, Page 762 and Amendment in Book 8833, Page 216, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1645 Aaronwood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 27th day of November, 2012.

Marcus A. Clevinger

Brandi Clevinger

State of Tennessee
County of Wilson

Personally appeared before me Marcus A. Clevinger and Brandi Clevinger, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of November, 2012.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122