RETURN TO
Stewart Title Company
121 First Avenue South, Suite 2(
Franklin, TN 37064
File # 01288-12105

WARRANTY DEED

ET-12-2805

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-17-15
(AFFIX SEAL)

DOROTHY E. WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Clark	Primary Residential Mortgage	
2748 Call Hill Road	(NAME) 4750 West Wiley Post Way, Ste 200	172-12-B-108.00 CO
(ADDRESS) Nahville, TN 37211	(ADDRESS) Salt Lake City, 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHANIE SANDERS N/K/A STEPHANIE CLAYTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL CLARK AND RENEE POPE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 491, BRADFORD HILLS, SECTION SEVEN, RESUBDIVISION OF LOTS 491 AND 492, as shown on plat of record in Plat Book 6050, Page 496, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephanie Sanders, unmarried by Warranty Deed from Scott Hood and wife, Letitia A. Hood, recorded on the 9th day of August, 2004 in Instrument No. 20040809-0095922, in the Register's Office of Davidson County, Tennessee.

The said Stephanie Sanders is now married to Martin L. Clayton and is now known as Stephanie Clayton.
The said Martin L. Clayton joins in this conveyance to waive any and all marital rights he may have in the said property.

Subject to any and all existing restrictions and easements of record including the following;
Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 8069, Page 170 and Book 8522, Page 853; Terms and provisions of by-Laws recorded in Book 8071, Page 531; Conveyance of Open Space to Homeowners Association recorded in Book 9779, Page 672; Charter of Homeowners Association recorded in Book 8071, Page 520; Easement for Water and Sewer Lines, recorded in Book 8377, Page 769 and Book 8377, Page 808, Rgister's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2748 Call Hill Road, Nahville, Tennessee 37211
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20130000177 DEEDWARR
Recvd: 01/02/13 10:28 3 pgs
Fees:18.00 Taxes:778.85
20130102-0000227

Witness my/our hand(s) this 31st day of December, 2012.

Stephanie Clayton

Martin L. Clayton

STATE OF Tennessee

COUNTY OF Wilson

On this the 31st day of December, 2012, before me personally appeared Stephanie Sanders N/K/A Stephanie Clayton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of December, 2012.

Amie Jo Gravitt

Notary Public

My Commission Expires: 10/26/16

(SEAL)

AMIE JO GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee

COUNTY OF Williamson

On this the 31st day of December, 2012, before me personally appeared Martin L. Clayton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of December, 2012.

M. Davis

Notary Public

06-22-2015

My Commission Expires:

(SEAL)

MELISSA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520