BILL GARRETT, Davidson County
Trans:T20130001430 DEEDWARR
Recvd: 01/07/13 09:51 2 pgs
Fees:13.00 Taxes:362.60
20130107-0001696

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of January, 2013.

Notary Public:
My Commission Expires: 5/4/15

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Derrell Clem Emily Clem 131 Paradise Drive Hendersonville, TN 37075	New Owner	094050099.00 919

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Chris Thomas Homes, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Derrell Clem and Emily Clem, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, TN being Lot No. 51 on the Map of Shelby Heights Subdivision, Section One as of record in Book 2330, Page 171, said Register's Office. Said Lot No. 51 fronts 50 feet on the Easterly side of South 14th Street and runs back 158.4 feet on the North line and 169.5 feet on the South line to a dead line in the rear, measuring 58.9 feet thereon.

Being the same property conveyed to Chris Thomas, LLC, from Eric Sox, married by Warranty Deed dated April 25, 2012, recorded April 26, 2012, recorded in Instrument NO. 20120426-0035584, Office of the Register of Deeds of Davidson County, Tennessee. Previously being the same property conveyed to Eric Sox, married by deed from L. Gino Marchetti, Successor Trustee, dated February 29, 2012, of record in Instrument No. 20120301-0017912, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 919 S. 14th Street, Nashville, TN 37206

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 3rd day of January, 2013.

Chris Thomas Homes, LLC

By: Chris Thomas Member Manager
Chris Thomas, Member Manager

State of Tennessee)
County of Davidson)

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, Chris Thomas, whom I am personally acquainted and upon his oath acknowledged himself to be the Member Manager of Chris Thomas Homes, LLC and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of Chris Thomas Homes, LLC.

Witness my hand and official seal, this 3rd day of January, 2013.

Commission Expires: 5/4/15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public: Janis L. Adams

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075