BILL GARRETT, Davidson County
Trans: T20130034879 DEEDWARR
Recvd: 04/29/13 11:09 2 pgs
Fees: 13.00 Taxes: 884.30

20130429-0042212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2013.

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-13-1813

THIS INSTRUMENT WAS PREPARED BY
Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tony W. Clifton (NAME)	Fifth Third Mtg (NAME)	
1813 Bunting Way Dr. (ADDRESS)	5001 Kingsley Dr (ADDRESS)	**098-06-0A-152.00 CO**
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (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 **JATIN AMIN AND DEVAL AMIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TONY W. CLIFTON AND SHERRY A. CLIFTON, 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 136, PHASE 2, SECTION A, BRIDGEWATER, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20061207-0151485, 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 JATIN AMIN AND DEVAL AMIN, HUSBAND AND WIFE BY WARRANTY DEED FROM THE JONES COMPANY OF TENNESSEE, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, RECORDED ON THE 25TH DAY OF AUGUST, 2009 IN INSTRUMENT NO. 20090825-0080046, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20061207-0151485; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20051024-0128043; CHARTER FOR BRIDGEWATER MASTER ASSOCIATION OF RECORD IN INSTRUMENT NO. 20060223-0021110; EASEMENTS OF RECORD IN BOOK 1291, PAGE 99 AND INSTRUMENT NO. 20060120-0008000 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1813 Bunting Way Dr. Hermitage, Tennessee 37076**
(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.

Witness my/our hand(s) this 25th day of April, 2013.

Jatin Amin by John Gleaves,
Attorney in Fact

Deval Amin by John Gleaves,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JATIN AMIN AND DEVAL AMIN and who acknowledged he executed the same as the free act and deed of the said JATIN AMIN AND DEVAL AMIN.

Witness my hand and official seal, this the 25th day of April, 2013.

Notary Public
My Commission Expires: January 9, 2016

(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212