Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-4064D

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,983.00.

Viola Digerlow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF June, 2013.

DeAnna Gwyn
Notary Public

Commission Expiration: 4/4/2014

BILL GARRETT, Davidson County
Trans: T20130052675 DEEDWARR
Recvd: 06/21/13 11:02 2 pgs
Fees: 13.00 Taxes: 462.44
20130621-0063811

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Whitnee and Jerry Clinard
505 Amelia Court
Antioch, TN 37217

SEND TAX BILLS TO:
New Owner
Same

MAP-PARCEL:
16210015700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nashville Property Solutions, LLC,

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Whitnee Danyell Clinard and JerryWayne Clinard, wife and husband

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND 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 Lot No. 157 on the Plan of Brook-View Estates Section 2, of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry K. Roberts and wife, Wendy M. Roberts on 04/16/1993 by deed from Gerald W. Ladd and wife Judy W. Ladd, filed for record on 04/23/1993 in Book 8923, pages 843-844, said Register's Office.

Being the same property conveyed to HSBC Bank USA, N.A. on 01/28/2013 by deed from Terry K. Roberts and wife, Wendy M. Roberts, of record in Instrument No. 20130204-0011413, said Register's Office.

Being the same property conveyed to Scott Faubion on 03/08/2013 by deed from HSBC Bank USA, N.A., filed for record on 03/14/2013 in Instrument No. 20130314-0025459, said Register's Office.

Being the same property conveyed to Nashville Property Solutions, LLC by deed from Scott Faubion on 03/13/2013, filed for record on 03/14/2013 in Instrument No. 20130314-0025460, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **505 Amelia Court, Antioch, Davidson County, TN 37013.**

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, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 14 day of June, 2013.

Nashville Property Solutions, LLC
By: Scott Faubion & Darren DeMartino
Its: managers

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Scott Faubion & Darren DeMartino, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be the Darren's | member of Nashville Property Solutions, the within named bargainor, a Tennessee Corp, and that he/she/they as such managers, as duly authorized, they executed the foregoing instrument for the purposes therein contained, by signing the name of the corporations by himself/herself/themselves as Nashville Property Solutions

Witness my hand and official seal at Brentwood, **Tennessee this** 14 **day of** June, **2013.**

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deanna Gwyn
Notary Public
Commission Expires: 7/4/2014