BILL GARRETT, Davidson County
Trans:T20130060486 DEEDWARR
Recvd: 07/16/13 11:27 2 pgs
Fees:13.00 Taxes:665.63
20130716-0073407

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-KW-13-506

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/2014
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Clark	Peoples Home Equity, Inc.	
506 Landmark Court (ADDRESS)	(NAME) 5205 Maryland Way Suite100 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	147-11-0C-004.00

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 MATTHEW J. KLINEDINST AND WIFE, JESSICA P. KLINEDINST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW CLARK, AN UNMARRIED MAN, 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 UNIT NO. 4 OF LANDMARK TOWNHOMES, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LANDMARK TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20080110-0002933, AS AMENDED IN INSTRUMENT NUMBER 20080220-0016617, INSTRUMENT NUMBER 20080305-0022273, AND FURTHER AMENDED IN INSTRUMENT NUMBER 20081230-0123435 AND INSTRUMENT NUMBER 20110930-0075885, WHICH REFERENCE TO UNIT SITE LAYOUT PLAN ATTACHED AS EXHIBIT(S) TO SAID DECLARATION AND AMENDMENTS IS HEREBY MADE FOR A MORE ACCURATE LOCATION AND DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW J. KLINEDINST AND WIFE, JESSICA P. KLINEDINST BY DEED FROM MERIDIAN CONSTRUCTION COMPANY, LLC OF RECORD AT INSTRUMENT NO. 20091027-0099099, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 23, 2009 AND RECORDED ON OCTOBER 27, 2009.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 506 Landmark Court, Nashville, 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.

Witness my/our hand(s) this 8th day of July, 2013.

Matthew J. Klinedinst

Jessica P. Klinedinst

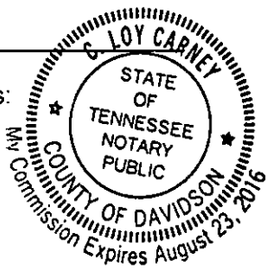
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW J. KLINEDINST AND JESSICA P. KLINEDINST, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2013.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903