BILL GARRETT, Davidson County
Trans:T20130064655 DEEDWARR
Recvd: 07/29/13 15:21 2 pgs
Fees:13.00 Taxes:836.20

20130729-0078798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Amanda Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/2/16

(AFFIX SEAL)

Ingrid Parkhurst
Notary Public
State of Tennessee
Davidson County
My Commission Expires August 2, 2016

File No.: AV-13-1208

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Clifford, III	Peoples Home Equity Inc.	126-16-A-364.00 CO
(NAME)	(NAME)	
1208 Widewater Court	215 Ward Circle, Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MINDY THORNTON AND HUSBAND, PHIL THORNTON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARK E. CLIFFORD, III, AND WIFE, ANNA CLIFFORD**, 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 No. 485, RIVERWALK, PHASE 2B, as shown on plat of record in Instrument No. 20041020-0126319, 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 Mindy Thornton and husband, Phil Thorton (sic - correctly Thornton) by Warranty Deed from The Craig Company, a Tennessee Corporation, dated February 17, 2006, of record in Instrument No. 20060313-0028778, in the Register's Office of Davidson County, Tennessee.

Mindy Thornton executes this document on behalf of Phil Thornton by virtue of Power of Attorney recorded simultaneously in Instrument Number 20130729007879 7, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1208 Widewater Court, Nashville, TN 37221
(House Number) (Street) (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 GRANTEES, 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 26th day of July, 2013.

Mindy Thornton

Phil Thornton by MThornton, Attorney in Fact
Phil Thornton
by Mindy Thornton, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mindy Thornton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of July, 2013.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of July, 2013, before me personally appeared Mindy Thornton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Phil Thornton and who acknowledged he executed the same as the free act and deed of the said Phil Thornton.

Witness my hand and official seal, this the 26th day of July, 2013.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171