THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

ADDRESS NEW OWNER
Brook A. Ellis
3013 Goodwin Drive
Nashville, TN 37217

MORTGAGEE
New Penn Financial, LLC
105 Hazel Path
Hendersonville, TN 37075

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 136-13-0
PARCEL 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **David D. Clariday, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brook A. Ellis,** hereinafter called the Grantees, their 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. 19 on the Plan of Edge-O-Lake Estates Section 20-A, of record in Book 5200 page 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David D. Clariday, by Quitclaim Deed from Les Lazarus, dated April 15, 2013 and filed of record in Instrument No. 20130418-0038607, Register's Office for Davidson County, Tennessee.

This is not the principal residence for said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5460, Page 269, and amended in Book 5496, Page 697; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 183, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3013 Goodwin Drive Nashville, TN 37217.**

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 Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all

BILL GARRETT, Davidson County
Trans:T20130079867 DEEDWARR
Recvd: 09/16/13 11:00 2 pgs
Fees:13.00 Taxes:425.50
20130916-0097145

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 our hands this 10th day of September, 2013.

David D. Clariday

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David D. Clariday, the bargainor(s) 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 10th day of September, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.3.16

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of September, 2013.

NOTARY PUBLIC

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/19/17