BILL GARRETT, Davidson County
Trans:T20130104913 DEEDWARR
Recvd: 12/17/13 10:49 2 pgs
Fees:13.00 Taxes:529.10

20131217-0127279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 143,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2013.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MITCHELL RAY CLAUNCH	NEW OWNER ~~OWNER FINANCING~~	**02607011400**
117 BRENTON COURT		
GOODLETTSVILLE, TN 37072		

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 ACKNOWLEDGE, WE,

THOMAS R CLAUNCH and PENNY CLAUNCH, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MITCHELL RAY CLAUNCH, UNMARRIED

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:

Being Lot No. 192 on the Plan of Windsor Green, Phase II, Section 1, of record in Book 6250, Page 989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO THOMAS R CLAUNCH Married BY WARRANTY DEED FROM JASON B MCEWEN AND WIFE, AMY C MCEWEN DATED 11/21/13 AND RECORDED ON _____ IN INSTRUMENT NO. 20131217-0127279, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 117 BRENTON COURT, GOODLETTSVILLE, TN 37072.

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 in 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 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 21st day of November, 2013.

Thomas R. Claunch
THOMAS R CLAUNCH

Penny Claunch
PENNY CLAUNCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, THOMAS R CLAUNCH and PENNY CLAUNCH, the within named Grantors, 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, at office, this 21st day of November, 2013.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 20 2016