| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Sumner |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$91,550.00** .<br>Linda Turner<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2014.<br>Brenda Hunter<br>Notary Public<br>MY COMMISSION EXPIRES: 1/27/15<br>(AFFIX SEAL) |

Davidson County DEEDWARR
Recvd: 03/21/14 08:04 3 pgs
Fees:18.00 Taxes:338.74
20140321-0023246

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Victor Flowers | Peoples Home Equity, Inc. | |
| 3204 Curtis Street<br>~~2114 Hermosa Street~~ | 5205 Maryland Way, Suite 100 | 092-07-0-012.00 |
| Nashville, TN 37218<br>~~Nashville, TN 37208~~ | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Tony Claiborne and Mary Darlene Claiborne, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Flowers and Renita Flowers, husband and wife**

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 the East 45 feet of the Westerly 138 feet of the South 162 1/2 feet of Lot No. 4 on the Plan of the Subdivision of Lot 4 of the Elizabeth Harding Lytle Tract, of record in Minute Book 25, Page 453, of the Chancery Court at Nashville and being further described according to a survey by T.R. Sanford, Surveyor, dated April 20, 1954, as follows:

Beginning at a point in the North margin of Hermosa Street, said point being 93 feet East of the corner of Lots 4 and 5; thence with the margin of said Hermosa Street Easterly 45 feet to a point 15 feet West of the corner Lots 3 and 4; thence Northerly and at right angles 162.5 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley Westerly 45 feet to a point 93 feet East of the corner of Lots 4 and 5; thence Southerly 162.5 feet to the beginning.

Being the same property conveyed to Tony Claiborne and Mary Darlene Claiborne, husband and wife by Warranty Deed from Martha Taylor, unmarried of record in Instrument No. 20100615-0046375, Register's Office for Davidson County, Tennessee, dated June 11, 2010 and recorded on June 15, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2114 Hermosa Street, Nashville, TN 37208.**

**RETURN TO**
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-18842

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 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 the 19th day of ~~February~~ March, 2014.

Tony Claiborne

Mary Darlene Claiborne

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal this the 19th day of ~~February~~ March, 2014.

My Commission expires: 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal this the 19th day of ~~February~~ March, 2014.

My Commission expires: 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

# True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY