BILL GARRETT, Davidson County
Trans:T20140046421 DEEDWARR
Recvd: 06/30/14 14:10 2 pgs
Fees:13.00 Taxes:695.60
20140630-0057203

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Subscribed and sworn to before me, this 24th day of June, 2014.

Notary Public
My commission expires: 6/26/16

JANET L. MEDCALF
STATE OF TENNESSEE NOTARY PUBLIC
GREENE COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Salvator G. Baldi	Peoples Home Equity, Inc.,	086 08 0 120.00
1537 Andchel Drive	213 Ward Circle, Suite 201	
Hermitage, TN 37076	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Clark, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Salvator G. Baldi and Emma M. Baldi, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 333 on the Final PUD Plan of Phase 1, Camden Woods, of record in Book 6900, pages 697-698, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being in the same property conveyed to David Clark, married, by deed from Gregory T. Salter, unmarried, recorded on December 21, 2009 and of record in Instrument 20091221-0115847, Register's Office for Davison County, Tennessee.

Donna Marie Clark joins in this conveyance as the wife of David Clark, conveying any and all marital interest she may have in this property.

This conveyance is made subject to the following:

(1) All matters shown on the Plan of record in Book 6900, Pages 697-698, Register's Office for Davidson County, Tennessee. (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7620, page 561, Book 7657, page 580, Book 7675, page 926, Book 9035, page 729, Book 9231, page 737 and Instrument Number 20080924-0096976, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (3) By-Laws of record in Book 7620, page 583, Register's Office for Davidson County, Tennessee. (4) Charter of Camden Woods HOA of record in Book 7661, page 32, Register's Office for Davidson County, Tennessee. (5) Rights of others in & to the common areas and/or elements.

This property is improved property known as **1537 Andchel Drive, Hermitage, TN 37076**

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 24th day of June, 2014.

David Clark

Donna Marie Clark

STATE OF TENNESSEE
COUNTY OF Greene

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

Witness my hand and official seal at this the 24th day of June, 2014.

Notary Public

My Commission expires: 6/26/16

JANET L. MEDCALF
STATE OF TENNESSEE NOTARY PUBLIC
GREENE COUNTY

FILE NO: 2014053103