This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 174010A046.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Rocio Martinez Ponce
5604 Hickory Park Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **COURTNEY M. CLAYBROOKS, MARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ROCIO MARTINEZ PONCE** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 52, First Amendment, Rivendell Woods, Phase One - Section One, according to plat and survey of same appearing of record in Instrument No. 20070329-0037618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Courtney M. Claybrooks, a single person, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated May 15, 2008, appearing of record in Instrument No. 20080516-0050336, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Instrument No. 20070329-0037618; Sanitary Sewer Easement of record in Instrument No. 20070522-0061016 and Deed Book 9487, page 908; Easement to Columbia Gulf Transmission Company of record in Deed Book 4215, page 632; Stormewater Detention Agreement of record in Instrument No. 20031104-0161896 and Instrument No. 20070430-0050843; Ingress and Egress Easement of record in Instrument No. 20040702-0079201; Restrictive Covenants of record in Instrument No. 20070607-0068416; By-Laws of Rivendell Woods Homeowner's Association of record in Instrument No. 20070607-0068416; 150' TVA Easement of record in Instrument No. 20040702-0079201; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

Jamie Claybrooks, wife of Courtney M. Claybrooks, joins in the execution of this instrument to convey her marital interests, if any, in subject property.

This is improved property known as 5604 Hickory Park Dr., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20140047216 DEEDWARR
Recvd: 07/02/14 12:18 2 pgs
Fees:13.00 Taxes:536.50
20140702-0058258

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30 day of June, 2014.

Courtney M. Claybrooks

Jamie Claybrooks

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Courtney M. Claybrooks and Jamie Claybrooks, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30 day of June, 2014.

NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2.20.18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30 day of June, 2014.

NOTARY PUBLIC

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5.20.17