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 $265,000.00

Brandy Gomez
Affiant

Subscribed and sworn to before me this 30th day of June, 2014.

Notary Public
My commission expires: 8/23/16

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Amy R. Clark | Wells Fargo Bank, N.A. | 180-04-0B 170.00 CO |
| 3501 Fair Meadows Drive | 2701 Wells Fargo Way | |
| Nashville, TN 37211 | Minneapolis, MN 55467 | |

## 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, **Monique R. Valdez and Jason Bradberry, wife and husband,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Amy R. Clark and Aaron Clark,** 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 all of Lot No. 82 on the Final Plat of Brookview Forest, Phase V, of record in Instrument Number 20090309-0021109, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description of said lot.

This property is a corner lot and is known as: 3501 Fair Meadows Drive, Nashville, TN 37211 and also known as: 3130 Brookview Forest Drive, Nashville, TN 37211.

Being the same property conveyed to Monique R. Valdez and Jason Bradberry, wife and husband, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation recorded on October 14, 2010 in Instrument Number 20101014-0082182, Register's Office for Davidson County, Tennessee.

This property is improved property known as **3501 Fair Meadows Drive, Nashville, TN, 37211**

This conveyance is subject to the following: (1) Easements of record in Book 8404, Page 676, and Instrument Number 20060104-0001198 and Instrument Number 20070323-0035374, Register's Office for said County; (2) Charter to Brookview Forest Homeowner's Association of record in Instrument Number 20030918-0138293, Register's Office for said County; (3) Restrictive Covenants of record in Instrument Number 20030829-0125803 and Instrument Number 20050505-0050962, Register's Office for said County; (4) all matters appearing of record in Plat Map Instrument Number 20090309-0021109, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20140047431 DEEDWARR
Recvd: 07/02/14 15:53 2 pgs
Fees:13.00 Taxes:980.50
20140702-0058519

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 30th day of June, 2014.

Monique R. Valdez

Jason Bradberry

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 **Monique R. Valdez and Jason Bradberry** 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 30th day of June, 2014.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014063126