Prepared by:
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Attorney at Law
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Davidson County	DEEDWARR
Recvd: 07/30/14 16:05	3 pgs
Fees:18.00 Taxes:558.70	
20140730-0068108	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Charlotte Shobe
Affiant

Subscribed and sworn to before me, this 28th day of July 2014.

Notary Public
My commission expires: 5/23/16

PHILIP ELLIS NOTARY PUBLIC TENNESSEE SUTHERLAND COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Charlotte Shobe	Owner	176010B057.00
129 Sophie Drive		
Antioch TN 37013		

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 Daniel Clausen a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Charlotte Shobe, an unmarried woman 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:

Being Lot No. 126 on the Final Plat for Maxwell Place. P.U.D. of record in Instrument No. 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No. 20050614-0067855 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Daniel Clausen by deed from Beazer Homes Corp. a Tennessee corporation of record in Instrument No. 20080730-0077686 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Maxwell Place of record in Instrument No. 20080418-0042714, Register's Office for Davidson County, Tennessee 3) Agreement for right of way of record in Book 4063 Page 299 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20060301-0023937 and in any allied instruments(s) referred to in said restrictions. 5) Charter of Maxwell Place Homeowner's Association of record in Instrument No. 20060309-0027699

This property is improved property known as 129 Sophie Drive, Antioch, Tennessee 37013

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 28th day of July, 2014.

Daniel Clausen

Sarah L. Clausen, who joins in this conveyance for the sole purpose Of waiving any marital interest that she may have

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 Daniel Clausen and Sarah L. Clausen, 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 Brentwood, Tennessee, this 28th day of July, 2014.

Notary Public

My Commission expires: 2/23/15

FILE NO: 08352

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Philip Ellis, 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 6-21-15

Notary' Seal (if on paper)

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY