BILL GARRETT, Davidson County
Trans:T20150001739 DEEDWARR
Recvd: 01/08/15 10:38 2 pgs
Fees:13.00 Taxes:1036.00
20150108-0002059

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Brentwood, Tennessee 37027
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brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this 6 day of January, 2015.

Notary Public
My commission expires: 3/26/17

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Christopher Albert 816 Berwick Trail Madison, TN 37115	~~New Owner~~ Ditech Mortgage 1100 Virginia Dr. Ste. 100 Fort Washington, PA 19034	05206003700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Michael Clinard and wife, Carrie Victoria Clinard,** hereinafter s referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **David Christopher Albert and wife, Lucretia A. Albert,** hereinafter called the Grantee, his successors 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 Lot No. 6 on the Plan of Candace Heights Subdivision, as of record in Book 2330, page 78, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to James Michael Clinard and wife, Carrie Victoria Clinard, by Warranty Deed dated January 7, 1994, from Alice Fay Everett Benson Weaver, married, and joined by John Weaver, III, relinquishing any and all marital rights, of record in Book 9217, page 378, Davidson County Register of Deeds.

This is improved property known as 816 Berwick Trail, Madison, TN 37115.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of January, 2015.

James Michael Clinard

Carrie Victoria Clinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Michael Clinard and wife, Carrie Victoria Clinard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 6th day of January, 2015.

Brian Lavoy Rayne, Notary Public

BRIAN LAVOY PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 11/04/18