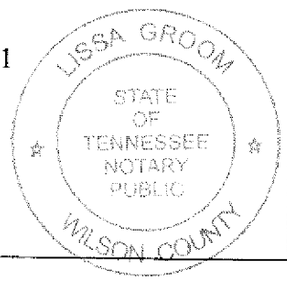
WARRANTY DEED

File #2016-261



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $126,000.00.

Affiant

Subscribed and sworn to before me on August 4, 2016.

NOTARY PUBLIC
My Commission Expires: 9-17-16

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/09/16 15:24 3 pgs
Fees:18.00 Taxes:466.20
20160809-0082948

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Jason Beverly 678 Flintlock Court Nashville, TN 37217	Peoples Home Equity, Inc. 170 N. Seven Oaks Dr. Knoxville, TN 37922	135-16-0B-137.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANA KELLY CLARK F/K/A DANA KELLY, MARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JASON BEVERLY, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 137 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, TN, together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village-Tract 11, recorded as Instrument No. 20021120-0143949, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, page 14, as amended in Book 5469, page 840, Book 7751, page 907, Instrument No. 20021104-0134724, Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827, page 14, as amended in Book 5469, page 840, Book 7751, page 907, Instrument No. 20021104-0134724, Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888 and By-Laws Appended thereto, recorded as Instrument No. 20021106-0136459, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to DANA FLETCHER, by deed from BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, of record as

Instrument No. 20031002-0145567, dated September 24, 2003, said Register's Office. Then being further conveyed to DANA KELLY, SINGLE WOMAN, by deed from DANA FLETCHER, of record as Instrument No. 20050404-0036121, dated March 25, 2005, said Register's Office. The said, Dana Kelly having since married Grant Abbott Clark and is now known as Dana Kelly Clark. Dana Kelly Clark is one and the same person as Dana Kelly, Dana Clark, Dana K. Clark, and Dana Fletcher.

The undersigned, Grant Abbott Clark, spouse of Dana Kelly Clark f/k/a Dana Kelly, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 678 Flintlock Court, Nashville, TN 37217.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on August 4, 2016.

Grantor: **Grantor:**

Dana Kelly Clark f/k/a Dana Kelly Grant Abbott Clark

Dana Kelly Clark f/k/a Dana Kelly **Grant Abbott Clark**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DANA KELLY CLARK F/K/A DANA KELLY AND GRANT ABBOTT CLARK**, the within named bargainor, 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, at office, this 4th day of August, 2016.

Hillary Torrence
Notary Public

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 11-28-16

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY