Book 64 (27)

Davidson County DEEDWARR
Recvd: 11/17/04 14:53 2pgs
Fees:13.00 Taxes:443.63

20041117-0138241

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43355

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 119,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 17th DAY OF SEPTEMBER, 2004.

Notary Public

Notary Public At Large
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: My Commission Expires 3-24-

THIS INSTRUMENT WAS PREPARED BY:
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
BRENDA A. McCLELLAN **3001 Hamilton Church Road, #405** **Antioch, Tennessee 37013**	SAME	**P/O 163-388**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **R. J. YORK HOMES, LLC, a Limited Liability Company**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDA A. McCLELLAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit 405, Hamilton Crossings Townhomes, as described in Instrument Number 20040212-0016945, said Register's Office to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to R. J. York Homes, LLC, by deed from J. D. Eatherly of record in Instrument Number 20041117-0138240, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **3001 Hamilton Church Road, #405, 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 its hand this 17th day of September, 2004

R. J. YORK HOMES, LLC

By: Robin York, Chief Manager
ROBIN YORK, CHIEF MANAGER

RLS Sec
atty in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared ROBIN YORK with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of the R. J. YORK HOMES, LLC, the within named bargainor, a corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ROBIN YORK, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22 day of September, 2004.

NOTARY PUBLIC

Notary Public At Large

DAVIDSON COUNTY, TN

My Commission Expires: _____