Davidson County DEEDWARR
Recvd: 11/29/04 12:49 2pgs
Fees:13.00 Taxes:739.63

20041129-0141434

# Warranty Deed

**Old Republic Title: Owner's Title Number: SV 4142590**

| Name & Address of Property Owner: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| Jack H. McClanahan, Jr., and wife<br>Janet P. McClanahan | New Owner At Same Address | Map:<br>**117-07-0-K** |
| 3331 Golf Club Lane | | Parcel:<br>**016.00-CO** |
| Nashville, TN 37215 | | Field Book Number:<br>**7DA-93247** |

**For and in Consideration** of the sum of **$199,900.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

**M. G. Gaston, Jr. and wife, Kathy Gaston**

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

**Jack H. McClanahan, Jr. and wife, Janet P. McClanahan**

hereinafter called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being that certain condominium apartment unit in Davidson County, Tennessee, and being known as **Unit No. 3331** on the plan of **Golf Club Place Condominiums** {Hillsboro Pike and Golf Club Lane} as of record at **Plat Book 9700, page 293**, and as described in the Master Deed as of record in Book 10283, page 431, as of record in the Register's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being part of the same property conveyed to the grantor herein by deed as of record at **Instrument Number 20000407-0035115,** said Register's Office, and the above description corresponds to the description contained in said deed.

**This conveyance is subject to**: (1) 2004 property taxes which have been prorated according to a separate Tax Proration Agreement between the parties; (2) Master Deed and By-Laws and Exhibits thereto as of record at Book 10283, page 431 as amended at Instrument Number 20040616-0071447; (3) Charter at Book 10297, page 21; (4) plat as of record at Plat Book 9700, page 293; (5) Storm Water Detention Agreement at Book 9643, page 877; and (6) Deed of Conveyance of water and sewer lines at Book 10131, page 838, all recording references to said Register's Office.

This is **Improved** property known as: **3331 Golf Club Lane, Nashville, TN 37215**

**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, their heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEE, 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** our hands on this **18th** day of **November, 2004**

**M. G. Gaston, Jr.** **Kathy Gaston**

**STATE OF TENNESSEE:**
**COUNTY OF DAVIDSON:**

The actual value or consideration, whichever is greater, for this transfer is **$199,900.00**.

Jack H. McClenahan, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **11-18-2004**.

My Commission Expires: 09-22-2007

RUTH RANDOLPH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Ruth Randolph

**STATE OF TENNESSEE:**
**COUNTY OF DAVIDSON:**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

**M. G. Gaston, Jr. and wife, Kathy Gaston**

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on **November 18, 2004**.

My Commission Expires: 09-22-2007

RUTH RANDOLPH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Ruth Randolph

*This Instrument Prepared By:*
**Marbut Glenn Gaston, Jr., Attorney at Law**
**2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143**