WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/06 09:11 2 pgs
Fees:13.00 Taxes:758.50
20060228-0022719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel W. McClary	**Same As Owner**	**Map 103-15-0-B**
(NAME)	(NAME)	
4487 Post Place #92		**Parcel 092.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MARILYN JANE AGAZZI, TRUSTEE OF THE MARILYN JANE AGAZZI TRUST, estabilised, June 20, 2000** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL W. MCCLARY AND WIFE, ALICE G. MCCLARY,** 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 No. 92 of Lion's Head Condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which are an exhibit thereto), including, without limitation, such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Marilyn Jane Agazzi and Jill Ellen Isabelle Johnson, Trustees of Marilyn Jane Agazzi Trust, established June 20, 2000 by deed from John Vincent Agazzi Trust, dated October 25, 1989 of record as Instrument No. 200007140069754, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 82, said Register's Office; (c) Master Deed Lions Head Condominium of record in Book 5340, page 70 and correction of record in Book 5342, page 683, said Register's Office; and (d) Charter of Lions Head Homeowners Association, Inc. of record in Book 5342, page 2, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4487 Post Place #92, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27th day of February, 2006.

By: Marilyn Jane Agazzi
Marilyn Jane Agazzi, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Marilyn Jane Agazzi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained and, further acknowledged that she is the Trustee under that certain Trust Agreement dated June 20, 2000, the Marilyn Jane Agazzi Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2006.

Commission expires:



Robert L. Scruggs
Notary Public