WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/07 15:07 2 pgs
Fees:13.00 Taxes:503.20

20070507-0054843

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$136,000.00.**

Elizabeth Clark
Affiant

Subscribed and sworn to before me this 24 day of April, 2007.

Notary Public
My commission expires: May 23, 2009
(Affix Seal)

RACHEL STATE OF TENNESSEE NOTARY DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amy Grant-Clark	Countrywide Home Loans 750 Old Hickory Blvd #180	163-04-0A-405.00CO
3001 Hamilton Church Road Unit 405	Brentwood, TN 37027	
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brenda A. McClellan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amy Grant-Clark**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit 405 on the plan of Hamilton Crossings Townhomes, as described in Instrument Number 20040212-0016945, Register's Office for Davidson County, Tennessee to which reference is herein made for a ,ore complete description, thereof.

Being the same property conveyed to Brenda A. McClellan, by deed from R,J, York Homes, LLC, on September 17, 2004, of record in Instrument Number 20041117-0138241, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 200402212-0016945, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20040212-0016945, 20040226-00220761; 20050310-0026734; 20050701-0075731; and 20060206-0014793, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20040212-0016946, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3001 Hamilton Church Road, Unit 405, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this April 24, 2007.

BAMcClellan
Brenda A. McClellan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brenda A. McClellan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 24, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353