WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,700.00

John J Granahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2007.

Amy Adams Gowan
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

AMY ADAMS GOWAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Granahan	SAME	Map 182
(NAME) 13891 Old Hickory Boulevard	Davidson County DEEDWARR Recvd: 08/01/07 10:46 2 pgs Fees:13.00 Taxes:572.39	Parcel 43
(ADDRESS) Antioch, TN 37013	20070801-0091255	
(CITY) (STATE) (ZIP)	(CITY)	

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, **THE MCCLANAHAN FAMILY GRANTOR TRUST, THOMAS E. MCCLANAHAN AND ARMINTA L. MCCLANAHAN, CO-TRUSTEES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN J. GRANAHAN AND WIFE, BONNIE RHODES GRANAHAN,** 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 described according to a survey by J. Bruce Rainey, Surveyor, #823 dated February 17, 1988, and known as Job No. 87-667, more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Old Hickory Boulevard, said point of beginning being the northeast corner of the herein described tract and also being north 83° 24' 24" west 300 feet from the northwest corner of the W. G. Randles property of record in Book 6421, page 532, Register's Office for Davidson County, Tennessee, thence leaving the margin of Old Hickory Boulevard south 05° 18' 04" west 1184.99 feet to an iron pin set in the line of the Roy L. Hill property of record in Book 2878, page 605, said Register's Office; thence with Hill's line north 53° 29' 52" west 360.14 feet to an iron pin; thence leaving Hill's line north 14° 45' 16" east 885.01 fete to an iron pin; thence north 10° 56' 33" east 129.44 feet to an iron pin set on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of said Old Hickory Boulevard south 83° 24' 24" east 150.00 feet to the point of beginning, containing 5.84 acres, more or less.

Being the same property conveyed to The McClanahan Family Grantor Trust, Thomas E. McClanahan and Arminta L. McClanahan, Co-Trustees, by Quitclaim Deed from Thomas McClanahan and wife, Arminta McClanahan, of record in Instrument #20000501-0042609, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes and (b) restrictive covenants of record in Book 7673, page 979 and Book 7507, page 913, said Register's Office, as follows:

The deed from Fred Joseph Koehler, et ux, to Houston Hill, dated March 29, 1988, of record in Book 7507, page 913, said Register's Office, contains the following restrictive covenants:

The following restrictions shall be a covenant running with the land for a period of 20 years from the date of this deed:

1. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters;

2. No swine or commercial poultry may be kept on the property;

3. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts;

4. Tract No. 2 has an old tenant house, which must be moved, demolished or moved within 600 feet of the rear property line within 90 days.

The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 4 of unrecorded plat prepared by J. Bruce Rainey, Surveyor, dated 2/4/88, revised 2/17/88. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of any action at law or a suit in equity for injunctive or other relief

unimproved ☐

This is improved ☒ property, known as 13895 Old Hickory Boulevard, Antioch, TN 37013

(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 31st day of July, 2007.

The McClanahan Family Grantor Trust

By: _____, Co-Trustee
Thomas E. McClanahan, Co-Trustee

By: _____, Co-Trustee
Arminta L. McClanahan, Co-Trustee

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 Thomas E. McClanahan and Arminta L. McClanahan, as Co-Trustees of The McClanahan Family Grantor Trust, the 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 and official seal at Nashville, Tennessee this 31st day of July, 2007.

Commission expires:

_____
Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010