WARRANTY DEED

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

BOX 10-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Thomas E. McClanahan	Thomas E. McClanahan	Map 104-6-M
(NAME) 6586 Burkitt Road	(NAME) SAME	Pracel 21
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS)	
(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, **JOHN F. FERRERI AND CHARLES MARK EVANS, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS E. MCCLANAHAN AND ARMINTA L. MCCLANAHAN, CO-TRUSTEES OF THE MCCLANAHAN FAMILY GRANTOR TRUST DATED APRIL 26, 2000,** 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 Apartment Unit No. B-5 of Fairmont Court Condominiums created under Title 66, Section 27, 101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of record in Book 6686, gape 708, amended in Book 6712, page 125, Book 6774, page 2221 and Book 6823, page 962, Register's Office for Davidson County, Tennessee, and as shown on the plat of Fairmont Court Condominiums of record in Book 6250, page 825, said Register's Office, and as set forth in said Master Deed and amendments thereto, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to John F. Ferreri and Charles Mark Evans by Quitclaim Deed from Connie L. Proctor, Trustee, of record in Instrument #20051129-0143352, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 825, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6686, page 708, Book 6712, page 125, Book 6774, page 221 and Book 6823, page 962, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/02/07 12:34 2 pgs
Fees:13.00 Taxes:888.00

20070802-0091985

unimproved ☐

This is improved ☒ property, known as 221 Fairmont Court, Nashville, TN 37203

(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 our hands this 31st day of July, 2007.

John F. Ferreri

Charles Mark Evans

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 John F. Ferreri and Charles Mark Evans, 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



My Commission Expires NOV. 22, 2010