Davidson County DEEDWARR
Recvd: 06/16/08 09:01 2 pgs
Fees:13.00 Taxes:1424.50

20080616-0061459

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES NOV 22 2010
(AFFIX SEAL)

WARRANTY DEED

B-FHR-08-1908

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

State of Tennessee Notary Public County of Sumner

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Brad McClanahan	New Owner.	
1908 Liberty Square (ADDRESS)	(NAME)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	131-3-J-1.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT E. BELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRAD MCCLANAHAN AND ASHLYNN GENTRY MCCLANAHAN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, PLAN OF LIBERTY HALL, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 151, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. BELL AND WIFE, DOROTHY W. BELL BY WARRANTY DEED FROM JEROME ROSENBLUM AND FRED YAZDIAN, AS TENANTS IN COMMON, RECORDED ON THE 22ND DAY OF JUNE, 1993 IN BOOK 8988, PAGE 345, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID DOROTHY W. BELL HAVING SINCE DIED.

ROBERT E. BELL IS NOW MARRIED TO ELLEN BELL THEREFORE SHE HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS PLAT OF LIBERTY HALL, AS RECORDED IN PLAT BOOK 6900, PAGE(S) 151; BOOK 7099, PAGE 132; BOOK 7542, PAGE 394; BOOK 7542, PAGE 382; BOOK 6928, PAGE 195, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1908 Liberty Square, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 13th day of June, 2008.

Robert E. Bell

Robert E. Bell

Ellen Bell

Ellen Bell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Bell and Ellen Bell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of June, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Fidelity Title and Escrow
2612 Eighth Ave South
Nashville, TN 37212
Phone: (615)383-2903