WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/08 10:55 3 pgs
Fees:18.00 Taxes:773.45
20080903-0090135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,040.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: 2008080008

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin P. McDaniel	SunTrust Mtg Inc	103-04-0-266.00
(NAME)	(NAME)	
4108 Idaho Ave	PO Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Baltimore MD 21279-0041	
(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, I/WE, Andrew McQueen and Kendall McQueen, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin P. McDaniel, unmarried, 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 Lot Number 13 on the plan of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, Page 199, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew McQueen and Kendall McQueen, husband and wife by Warranty Deed from Mike A. Irwin, an unmarried man, dated 01/12/01, recorded 01/18/01 in Instrument Number 20010118-0005265, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew McQueen and Kendall McQueen, husband and wife by Warranty Deed from Mike A. Irwin, an unmarried man, dated 01/12/01, recorded 01/18/01 in Instrument Number 20010118-0005265, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4108 Idaho Ave, Nashville, TN 37209
(House Number) (Street) (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/our hand(s) this 29th day of August, 2008.

Andrew McQueen by John Fairhead, Attorney in Fact

Kendall McQueen by John Fairhead, Attorney in Fact

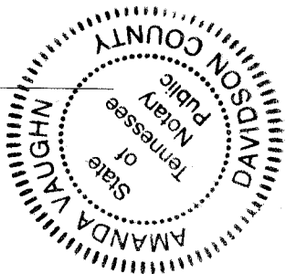
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Fairhead Attorney in Fact for Andrew McQueen, 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 on behalf of Andrew McQueen by John Fairhead for the purposes therein contained pursuant to Power of Attorney executed by Andrew McQueen.

Witness my hand and official seal this 29th day of August, 2008.

Amanda Vaughn
Notary Public

Commission Expires: 1/24/09



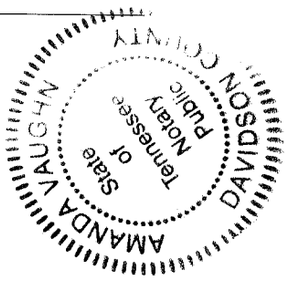
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Fairhead Attorney in Fact for Kendall McQueen, 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 on behalf of Kendall McQueen by John Fairhead for the purposes therein contained pursuant to Power of Attorney executed by Kendall McQueen.

Witness my hand and official seal this 29th day of August, 2008.

Amanda Vaughn
Notary Public

Commission Expires: 1/24/09



RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).