(2)

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires NOV 18 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2009

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL

Davidson County DEEDWARR
Recvd: 03/02/09 10:59 2 pgs
Fees:13.00 Taxes:769.60
20090302-0017982

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 3721

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen M. Krug and Steven K. Musgrove	New owner	
(NAME)	(NAME)	104-5-27
107 38th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **SAMUEL F. MCCLURE, IV AND WIFE, JANET E. MCCLURE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTEN M. KRUG, AN UNMARRIED WOMAN AND STEVEN K. MUSGROVE, AN UNMARRIED MAN,** 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 No. 113 on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janet E. Hershey, unmarried by deed from Tyson Meredith Tune, of record as Instrument No. 20050603-0063378, Register's Office for Davidson County, Tennessee. The said Janet E. Hershey has since married and now known as Janet E. McClure.

Samuel F. McClure, IV joins in this conveyance for the limited purpose of conveying any interest that he may have by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 107 38th Avenue North, Nashville, TN 37209

(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 26th day of February, 2009.

Samuel F. McClure, IV

Janet E. McClure

By: Samuel F. McClure Attorney in fact
Samuel F. McClure, IV, 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, the within named Samuel F. McClure, IV, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 2009.

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

Amy Adams Gowan Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of February, 2009, before me personally appeared Samuel F. McClure, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janet E. McClure, and who acknowledged that she executed the same as the free act and deed of Janet E. McClure.

Amy Adams Gowan Notary Public

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