WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF JULY, 2009 NOTARY PUBLIC MY COMMISSION EXPIRES 6/15/2010

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03175 CARROLL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David A. Carroll	same	117-4-205.00
1911 Wildwood Avenue		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON D. MCCLIMANS, AND WIFE, LAUREN MCCLIMANS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DAVID A. CARROLL, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1911 Wildwood Avenue, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 8th day of July, 2009.

Jason D. McClimans

Lauren McClimans

BILL GARRETT, Davidson County
Trans: T20090047153 DEEDWARR
Recvd: 07/14/09 10:35 2 pgs
Fees: 13.00 Taxes: 1073.00
20090714-0065684

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JASON D. MCCLIMANS AND LAUREN MCCLIMANS, the bargainor(s), 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 Franklin, Tennessee, this 8th day of July, 2009.

Notary Public Mary B. Edmondson

My Commission Expires: 1-7-2013

MARY B. EDMONDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4, BLOCK "B", MAP OF BELMONT TERRACE ANNEX NO. 3, as shown on plat of record in Plat Book 1130, Page 24, 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 Jason D. McClimans, unmarried by Warranty Deed from Heidi J. Groff, unmarried and April E. Dace, unmarried, recorded on the 13th day of April, 2004 in Instrument No. 20040413-0041228, in the Register's Office of Davidson County, Tennessee.

Lauren McClimans joins in this conveyance to convey any marital interest she may have in subject property.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

Return to:
FOUNDATION
TITLE AND ESCROW, LLC
9045 Carothers Pkwy., Ste. 202
Franklin, TN 37067

file # 09-03175 CARROLL