Q

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***450,000.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 5th day of October, 2009.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Jason D. McClimans
1937 Cromwell Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 158-03-0
PARCEL 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Thousand and 00/100 Dollars ($***450,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Amy Skylark Foster, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jason D. McClimans and wife, Lauren McClimans, (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:

BEING Lot No. 57 on the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, pages 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Simon F. Gillies and wife, Amy F. Gillies, by Warranty Deed dated December 5, 2003, from Thomas Harold McKelvey, Jr. and Mary Elizabeth McKelvey Boyd, Individually and as Executors of the Estate of Emily Jean Hammond McKelvey Howard, of record as Instrument No. 20031216-0179666 in the Register's Office for Davidson County, Tennessee; the said Simon F. Gillies and Amy F. Gillies having since divorced and the said Simon F. Gillies having since conveyed his interest in subject property to Amy Skylark Foster by Quitclaim Deed dated April 21, 2008, of record as Instrument No. 20080522-0052742 in the Register's Office for Davidson County, Tennessee. Amy F. Gillies being one and the same person as Amy Skylark Foster.

This is improved property known as 1937 Cromwell Drive, Nashville, Tennessee 37215.

BILL GARRETT, Davidson County
Trans:T20090069173 DEEDWARR
Recvd: 10/09/09 12:39 2 pgs
Fees:13.00 Taxes:1665.00
20091009-0094233

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of October, 2009.

Amy Skylark Foster

Amy Skylark Foster

By: Christie Wilson

Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Amy Skylark Foster and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Amy Skylark Foster.

WITNESS my hand and official seal this 5th day of October, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY