BILL GARRETT, Davidson County
Trans:T20090073996 DEEDWARR
Recvd: 10/30/09 13:31 3 pgs
Fees:18.00 Taxes:1165.50
20091030-0100423

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

Kimberly C. Marshman
4304 Lealand Lane
Nashville, Tennessee 37204

SEND TAX BILLS TO:

Same

Map/Group/Parcel
132-05-0/90

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Janice S. McClanahan, a married woman ("Grantor(s)"), has this day bargained and sold and does hereby transfer and convey unto Kimberly C. Marshman, a married woman ("Grantee(s)"), her heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Glendale Park, Section No. 2 of record in Plat Book 1130, Page 61, 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 Janice S. McClanahan, a married person, by General Warranty Deed from Bradley D. McClanahan and wife, Ashlynn G. McClanahan of record in Instrument Number 20080324-0029076, in the Register's Office for Davidson County, Tennessee dated March 14, 2008.
>
> THIS CONVEYANCE is made subject to restrictions, covenants and easements that are applicable to the above described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Janice S. McClanahan, a married person, her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same; and that the same is unencumbered except for the 2009 property

taxes which have been prorated between the parties.

The undersigned further covenants and binds herself, her successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) upon delivery of this Deed.

Douglas H. McClanahan enters this Warranty Deed for the purpose of conveying any marital interest he may have in the said property.

WITNESS OUR HAND on this the 27th day of October, 2009.

Janice S. McClanahan
JANICE S. MCLANAHAN

Douglas H McClanahan
DOUGLAS H. MCLANAHAN

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named JANICE S. MCLANAHAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 27th day of October 2009.

Carol Lane Fowler
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My commission expires: 02/22/10

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named DOUGLAS H. MCLANAHAN, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 27th day of October 2009.

Carol Lane Fowler
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My commission expires: 02/22/10

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimberly C. Marsden
AFFIANT

Sworn to and subscribed before me,
this the 29th day of October, 2009.

NOTARY PUBLIC
My commission expires: 02/25/10

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY