THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

JANE GRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual value or consideration, whichever is greater, for this transfer is $214,000.00

Affiant

Sworn to and subscribed before me this 27th day of May, 2010

Notary Public

My Commission Expires: 9/25/10

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Connor McCluskey and William R. McCluskey	3818 West End Ave. Unit 310	First Community Mortgage, Inc.	
3818 West End Ave. Unit 310		**275 Robert Rose Dr.**	104-09-0K-310.00 CO
Nashville, TN 37205	**Nashville, TN 37205**	**Murfreesboro, TN 37129**	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fourteen Thousand and 00/100 ($214,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Michael J. Harris,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Connor R. McCluskey, an unmarried man and William R. McCluskey, a married man**(Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 310 Building C of the Montclair Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6900, page 954 as further set forth in Exhibit "B" to the Master Deed in Book 7332, page 380, amended in Book 7902, page 113, said Register's Office.

Being the same property conveyed to Michael J. Harris by Warranty Deed from Miriam Silver, unmarried, of record in Instrument No. 20050930-0117680, Register's Office for Davidson County, Tennessee, dated September 29, 2005 and recorded on September 30, 2005

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20100034512 DEEDWARR
Recvd: 06/07/10 14:32 2 pgs
Fees:13.00 Taxes:791.80
20100607-0044104

WITNESS my hand this the 27th day of May, 2010.

Michael J. Harris

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Michael J. Harris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 27th day of May, 2010.

NOTARY PUBLIC

My Commission Expires: 2-2-2013

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027