BILL GARRETT, Davidson County
Trans:T20100043532 DEEDWARR
Recvd: 07/15/10 16:23 3 pgs
Fees:18.00 Taxes:12765.00
20100715-0055672

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,450,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2010. Notary Public My Commission Expires: GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

Address New Owner As Follows:
Aaron R. Kaalberg, Trustee
5879 Fredericksburg Drive
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
M/45000/80166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY L. MCLAREN AND WIFE, CARRIE C. MCLAREN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Aaron R. Kaalberg, Trustee**, with full power to sell, convey, or encumber the property without joinder of beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Laurel Ridge, Section 2, of record in Book 3600, page 8, Register's Office for said County.

Said Lot No. 13 fronts 199.6 feet on the northerly side of Fredericksburg Drive and extends back 351 feet on the easterly line and 385.9 feet on the westerly line to a dead line, measuring 175.2 feet thereon, containing 1.56 acres, more or less.

Being the same property conveyed to Jeffrey L. McLaren and Carrie C. McLaren, husband and wife, by deed from M & T Partnership, a Tennessee general partnership, by deed of record as Instrument No. 20031224-0170548, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 3600, page 8, Register's Office for Davidson County, Tennessee.

3. Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances of record in Instrument No. 20060918-0115136, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 8037, page 180, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5879 Fredricksburg Drive, Nashville, TN 37215**.

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, his successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of July, 2010.

Jeffrey L. McLaren

Carrie C. McLaren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY L. MCLAREN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2010.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires MAY 2, 2011

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARRIE C. MCLAREN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2010.

_____
Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011