BILL GARRETT, Davidson County
Trans:T20100049947 DEEDWARR
Recvd: 08/12/10 09:53 2 pgs
Fees:13.00 Taxes:1184.00
20100812-0063654

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2010070018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $320,000.00

Sworn to and subscribed before me this 11th day of August, 2010.

Affiant

Notary Public
Comm. expires 11-22-10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Bryan S. McClarey		062-110A-004.00-CO
213 Valley Bend Drive	New Owner	
Nashville, TN 37214		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew B. Manson , a married man** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan S. McClarey and wife, Jody M. McClarey**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat Cluster Lot Subdivision Pennington Bend Chase, of record in Instrument No. 20060531-0063604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew B. Manson by Warranty Deed dated March 15, 2007 from Laura Goodwin and David M. Shearon, as joint tenants and Cambridge Builders Corp., a Tennessee corporation, of record in Instrument No. 20070320-0033656, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **213 Valley Bend Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this11th day of August, 2010.

Matthew B. Manson

Shelly Lunn Manson by Matthew B. Manson as her attorney in fact

Shelly Lunn Manson by Matthew B. Manson as her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson
Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Matthew B. Manson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2010.

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

E. Mannix
Notary Public Comm exp. 11-22-10

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Matthew B. Manson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for Shelly Lunn Manson the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Shelly Lunn Manson, the within named bargainor(s) by the said Matthew B. Manson as such Attorney-in-Fact.

Witness my hand, at office, this 11th day of August, 2010.

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

E. Mannix
Notary Public Comm exp 11-22-10