BILL GARRETT, Davidson County
Trans:T20100049955 DEEDWARR
Recvd: 08/12/10 10:00 2 pgs
Fees:13.00 Taxes:444.00
20100812-0063664

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2010070019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $120,000.00

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

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

Affiant

Notary Public

Address of New Owner:
Matthew B. Manson
3217 Cain Harbor Drive
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
062020A25900CO

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, **Bryan S. McClarey and wife, Jody M. McClarey**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew B. Manson a married man** , 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. 251 on the Plan of the Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Plat Book 9700, Page 409, 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 Bryan S. McClarey and wife, Jody M. McClarey by Warranty Deed dated June 1, 2001 from NVR, Inc., a Virginia Corporation, Successor by merger to Fox Ridge Homes, Inc., of record in Instrument No. 20010614-0062857, 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 **3217 Cain Harbor 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.

Bryan S. McClarey

Jody M. McClarey

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Bryan S. McClarey and Jody M. McClarey, 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.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011