39278

WARRANTY DEED **16455**

Davidson County DEEDWARR
Recvd: 08/17/10 10:36 3 pgs
Fees:18.00 Taxes:592.00
20100817-0064885

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF AUGUST, 2010.**

Notary Public

MY COMMISSION EXPIRES: **September 17, 2011.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William Wells	**Magna Bank**	**082-13-0-E-408.00 CO**
(NAME)	(NAME)	
817 3rd Avenue North, Unit 408	**6525 Quail Hollow Road, Suite 300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	**Memphis, TN 38120**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James T. McLean, Sr. and James T. McLean, Jr. and Kerry McLean**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John William Wells, unmarried Annie L. Stapp, unmarried, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 408, together with storage space no. 4C, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No., 20080111-0003637, and amended by Instrument No., 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
Unit No., 408 is assigned parking space 15 as shown on the plan of the parking space assignment as of record in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James T. McLean, Sr. and James T. McLean, Jr. and Kerry McLean by deed of record in Instrument 20090401-0029206, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James T. McLean, Sr. and James T. McLean, Jr. and Kerry McLean by Lori Holloway as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20090615-0055248, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the charter, master deed, by-laws, existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **817 3rd Avenue North, Unit 408, Nashville, TN 37201**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness **my/our hand(s)** this **13th day of August, 2010**.

Kerry McLean
By: Lori Holloway

Kerry McLean
By: Lori Holloway, Attorney-in-Fact

James T. McLean, Sr.
By: Lori Holloway

James T. McLean, Sr.
By: Lori Holloway, Attorney-in-Fact

James T. McLean, Jr.
By: Lori Holloway

James T. McLean, Jr.
By: Lori Holloway, Attorney-in-Fact

State of Tennessee County of Rutherford

On this 13th day of August, 2010 before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of James T, McLean Sr. and James T. McLean, Jr. and Kerry McLean, and acknowledged that she executed the same as the free act and deed of the said James T, McLean Sr. and James T. McLean, Jr. and Kerry McLean, through Power of Attorney granted her by the said James T, McLean Sr. and James T. McLean, Jr. and Kerry McLean.

A. Ellis
Notary Public

Commission Expires:9/17/2011

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY