Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $255,500.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2011.

Notary Public
My commission expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-1102-47257

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary E leanor Clay 7125 Lenox Village Drive Nashville TN 37211	same	173-09-0-A-012

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marci Usherwood, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary Eleanor Clay, an unmarried woman, hereinafter called the Grantees, their successors 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 Lot 106 on the Plan of Section One, Lenox Village of record in Instrument No. 20020319-0033866, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Marci Usherwood, married, by deed from Christopher D. Lark and wife, Traci R. Lark, dated 11/10/03, recorded 11/18/03, of record in Instrument No. 20031118-0167885, said Register's Office.

Chad Usherwood, spouse of Marci Usherwood, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7125 Lenox Village Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110012798 DEEDWARR
Recvd: 03/03/11 11:02 2 pgs
Fees:13.00 Taxes:945.35
20110303-0017006

WITNESS my hand this 25th day of February, 2011.

Marci Usherwood

Chad Usherwood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marci Usherwood and Chad Usherwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of February, 2011.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14