# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Brenda Shelly
Affiant

Subscribed and sworn to before me, this 25th day of May, 2011.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 1/18/12
(AFFIX SEAL)

Rebecca Campbell Notary Public State of Tennessee Sumner County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110032542 DEEDWARR
Recvd: 06/01/11 14:27 2 pgs
Fees:13.00 Taxes:1036.00
20110601-0041829

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clayton M. Lee | Colonial National Mortgage, A dividion of Colonial SavingsF.A. | 129-11-0 |
| (NAME) | (NAME) | (MAP) |
| 916 Neuhoff Lane | 2626 West Freeway | 071.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37205 | Fort Worth, TX 76102 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gavin Wallace (formerly known as Gavin Kirby Donnelly), unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Clayton M. Lee, a married man,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 201, on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12-14, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael Donnelly and spouse, Gavin Donnelly, by deed dated August 26, 1998, from Kathleen L. Bishop, unmarried, of record in Book 11088, page 877, and further conveyed to Gavin Kirby Donnelly (now known as Gavin Wallace), by Quitclaim Deed dated March 12, 2002, from Michael Lawrence Donnelly, of record in Instrument No. 20020315-0033015, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 916 Neuhoff Lane, Nashville, Tennessee 37205

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 hand this 25th day of May, 2011.

Gavin Wallace

Gavin Wallace

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gavin Wallace; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of May, 2011.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY