File No.0706110001

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 7, 2011

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 3031
(Davidson County File Box P-B)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly S. Cottrell	First State Bank	14214016600
(NAME) 841 Beech Bend Drive	(NAME) 480 Oil Well Rd, 2nd Floor	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Jackson, TN 38305	
(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 considerations, the receipt of which is hereby acknowledged, I, **David McClary, unmarried,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Kimberly S. Cottrell and husband, Jeremy Cottrell** hereinafter called the grantee(s), HER 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 Lot No. 670, as shown on the map entitled Section Three, Harpeth Woods, of record in Book 5200 Page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David McClary, by Deed from Robert W. Ballard and spouse, Kim Ballard, of record in Book 9074, Page 882, re-recorded in Book 9118, Page 793, dated September 7, 1993, said Register's Office. David McClary has since conveyed his interest in said property to David McClary and Melissa Landers by quitclaim deed of record in Book 10543, page 480, dated July 28, 1997, said Register's Office. David McClary and Melissa Landers have subsequently conveyed their interest in said property to David McClary and wife, Melissa Landers by quitclaim deed of reccord in Instrument No. 20090223-0015685, dated February 17, 2009, said Register's Office. The said Melissa Landers deceased on December 7, 2009.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 841 Beech Bend Drive, Nashville, TN 37221
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20110046501 DEEDWARR
Recvd: 08/01/11 11:36 2 pgs
Fees:13.00 Taxes:532.80
20110801-0058712

Witness my/our hands this 27th day of July, 2011.

David McClary by Samuel Wallace McClary Attorney-in-Fact

David McClary by Samuel Wallace McClary, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 27th day of July, 2011, before me personally appeared Samuel Wallace McClary to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David McClary, and who acknowledged that he executed the same as the free act and deed of David McClary.

My Commission expires: 12-21-11

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number:0706110001

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