BILL GARRETT, Davidson County
Trans:T20110050086 DEEDWARR
Recvd: 08/16/11 08:29 2 pgs
Fees:13.00 Taxes:259.00
20110816-0062987

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Equity Trust Company Custodian FBO James G. Lam Traditional IRA
Reference Number I0108263
225 Burns Road
Elyria, Ohio 44035

SEND TAX BILL TO:
Owner

TAX ID 136-15-85.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jennifer M. McClendon, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Equity Trust Company Custodian FBO James G. Lam Traditional IRA,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land situated in Davidson County, TN:

Lot 61A, Zone Lot Division, Lots 60 thru 63, Chelsea of Priest Lake, Section One-B, as shown on Plan of record in Plat Book 6250, Page 364, amending Plat Book 6250, Page 8, in the Register' s Office of Davidson County, TN, to which Plan reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Jennifer M. McClendon by deed from Larry V. Welty, Jr. and wife, Amy Welty of record in Instrument Number 20011231-0144775, in the Register's Office for Davidson County, Tennessee, dated December 17, 2001.

This property known as 3541 Gondola Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 364, revising Plat Book 6250, Page 8, and restrictions in Book 6298, page 539, and encumbrances as may be shown of

record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 10th day of August, 2011

Jennifer M. McClendon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jennifer M. McClendon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of August, 2011.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of August, 2011.

NOTARY PUBLIC

My Commission Expires: JAN 04 2014

JAN 04 2014

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

JAN 04 2014