THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11070713**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this24th day of August, 2011. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20110053388 DEEDWARR
Recvd: 08/30/11 09:38 2 pgs
Fees:13.00 Taxes:721.50
20110830-0066965

WARRANTY DEED

Address New Owner: Greg A. McClarin 1600 Roundhill Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No. 172-12-0B-029.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher J. Scarborough and wife, Sara G. La and Helen T. Knapp, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Greg A. McClarin**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 376, SECTION 4, BRADFORD HILLS, as shown on plat of record in Plat Book 6200, Page 994 and Plat Book 7900, Page 6, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher J. Scarborough, and wife, Sara G. La and Helen T. Knapp, unmarried by Warranty Deed from Lee E. Klieman, and wife, Hajnalka Bardos Klieman, recorded on the 3rd day of January, 2006 in Instrument No. 20060103-0000385, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, BRADFORD HILLS, as recorded in Plat Book 6200, Page(s) 994 and Boundary Plat recorded in Plat Book 7900, Page 6.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 8267, Page 618.

Terms and provisions of by-Laws of Bradford Hills Homeowners' Association, Inc. recorded in Book 8071, Page 531.

Charter of Bradford Hills Homeowners' Association, Inc. recorded in Book 8071, Page 520.

Deed to Homeowners Association for common area recorded in Book 9779, Page 672.

This is improved property located at 1600 Roundhill Dr Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2011.

Christopher J. Scarborough

Sara G. La

Helen T. Knapp by Sara Gaviet La, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher J. Scarborough and Sara G. La, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Gaviet La, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for** *Sara Gaviet La/ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. *Helen T. Knapp

WITNESS my hand, at office, this 24th day of August, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014