11-1-139

BILL GARRETT, Davidson County
Trans:T20110053447 DEEDWARR
Recvd: 08/30/11 10:51 2 pgs
Fees:13.00 Taxes:887.63
20110830-0067049

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of August, 2011 by and between **Woodridge Properties, LLC dba Woodridge Homes, LLC**, hereinafter referred to as GRANTOR, and **Brenda A. McClellan, a single woman**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Final Subdivision Plat, Phase Two, Carrington Place, a cluster lot subdivision, of record in Instrument 201009230075756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following:

All matters appearing on the plan of Phase Two, Carrington Place, a cluster lot subdivision, of record in Instrument 201009230075756 Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Instrument 200802150015254, Register's Office for said County.

Stormwater Detention Agreement of record in Instrument 200605030051461, Register's Office for said County.

****

Being part of the same property conveyed to Corey Craig, Lloyd H. Craig and Randall B. Smith, as tenants in common with rights of survivorship by Warranty Deed from Robert Jerry Harper, Stephen Carter Harper, Gloria Faye Harper Boyles, William Ronald Carrington and Delores Elaine Carrington Bolling, dated Marcy 27, 2006, recorded March 31, 2006, of record in Instrument 200603310036890, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 3361 Brome Lane, Nashville, TN 37218

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Woodridge Properties, LLC dba Woodridge Homes, LLC

By: ~PRESIDENT
Ted Pratt, II, President

****Being the same property conveyed to Woodridge Properties, LLC by Warranty Deed from Corey Craig and Lloyd H. Craig and Randall B. Smith dated August 5, 2011 and recorded August 15, 2011 of record in Instrument No. 20110815-0062827, Register's Office for Davidson County, Tennessee.

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan L Jackson, a Notary Public of said State and County aforesaid, personally appeared **Ted Pratt, II** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Woodridge Properties, LLC dba Woodridge Homes, LLC**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Williamson TN, this the 19th day of August, 2011.

Susan L Jackson
Notary Public
My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

Name and Address of Property Owner:
Brenda A. McClellan
16817 Crystal Court, Tinley Park, IL 60477

Send Tax Statements to:

Pinnacle National Bank
150 3rd Ave South Suite 900
Nashville TN 37201

Map & Parcel 058.10-0B-050.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $239,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 19th day of August, 2011.

Susan L Jackson
Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

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