03

Realty Title

This instrument prepared by: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of September, 2011, by and between Antoinette Mayes, married, and Wendi McConnell, Unmarried, party of the first part, and Stephen Ezra McLaren and Amanda Joy Pool, as tenants in common with right of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit NO. 12-B, together with the appurtenant interest in the common elements of McPherson Place Townhomes, a horizontal property regime established by declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Declaration and being located upon Lot No. 12 on the Plan of Harpeth Valley Park, section 5, of record in Book 4300, Page 114, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Antoinette Mayes and Wendi McConnell, by virtue of that certain Quit Claim Deed dated May 16, 2011, at Instrument No. 20110621-0047517 and 20110621-0047515 in the Register's Office of Davidson County, Tennessee.
Sellers warrant that this property has been used for investment purposes only and never as their primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Antoinette Mayes by Wendi McConnell Attorney In Fact Wendi McConnell

Antoinette Mayes by Wendi McConnell, Attorney In Fact Wendi McConnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2011 , before me personally appeared Wendi McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Antoinette Mayes and acknowledged that she executed the same as the free act and deed of the said Antoinette Mayes.

WITNESS my hand, at office, this 2nd day of September, 2011.

My Commission Expires: 09/08/13 Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110057427 DEEDWARR
Recvd: 09/15/11 14:20 2 pgs
Fees:13.00 Taxes:229.40
20110915-0071790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of September, 2011.

Notary Public

My Commission Expires: 09/08/13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Stephen Ezra McLaren and Amanda Joy Pool

Tax Parcel No 142140C03500CO

Property Address: 733 McPherson Drive
Nashville, TN 37221

MAIL TAX
BILLS TO: **SYNOVUS MORTGAGE CORP.**
2204 LAKESHORE DR., #325
BIRMINGHAM, AL 35209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $62,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of September, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY