WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30189
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20110061244 DEEDWARR
Recvd: 10/03/11 10:37 2 pgs
Fees:13.00 Taxes:6290.00
20111003-0076265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires FEB. 19, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. McClellan	Suntrust Mortgage, Inc.	Map 116-6
(NAME)	(NAME)	
116 Belle Meade Boulevard	1001 Semmes Avenue	Parcel 30
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Richmond, VA 23224	TAX ID No. 11606003000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SUZANNE Y. BUCKSPAN**, MARRIED HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID G. MCCLELLAN AND MARY CATHERINE MCCLELLAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 2 on the Plan of Allen T. Sullivan Subdivision, of record in Plat Book 5210, page 256, as amended in Plat Book 5592, page 121, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Together with an easement for ingress and egress of record in Book 5598, page 155, said Register's Office, and a joint driveway easement of record in Book 5942, page 222, said Register's Office.

Being the same property conveyed to Glenn S. Buckspan and wife, Suzanne Y. Buckspan, by deed from Buddy R. Dukes and wife, Patsy A. Dukes, of record in Book 7973, page 647, said Register's Office. Glenn S. Buckspan conveyed his interest in said property to Suzanne Y. Buckspan by Quitclaim Deed of record in Book 8972, page 890, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 5210, page 256, as amended in Book 5592, page 121, said Register's Office; and (c) easements of record in Book 5598, page 155, Book 5828, page 885 and Book 5942, page 222, said Register's Office.

Glenn S. Buckspan joins in executing this deed to convey any marital interest he may have in said property.

unimproved ☐

This is improved ☒ property, known as 116 Belle Meade Boulevard, Nashville, Tennessee 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 30th day of September, 2011.

Suzanne Y. Buckspan

Glenn S. Buckspan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Y. Buckspan and Glenn S. Buckspan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011