THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120007194 DEEDWARR
Recvd: 01/31/12 08:20 2 pgs
Fees:13.00 Taxes:240.46
20120131-0008525

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hostettler Realty, LLC 3504 Abbott Martin Rd Nashville, TN 37215-1803	Same as New Owner	072-15-0-280.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James S. McLean and Elizabeth A. McLean**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Hostettler Realty, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 15 on the Map of Sharpe and Horn's Sixth Addition, as of record in Book 332, Page 118, Register's Office for said County, described as follows:

Beginning on the southerly margin of Porter Road at the corner of Lots Nos. 14 and 15; thence with the line between said two lots southwardly 185 feet to the northwest corner of the property conveyed to Etta B. Edwards and husband by deed from R. O. Holt, Sr., of record in Book 2690, Page 613, said Register's Office; thence with the northerly line of said Edwards property eastwardly 98.8 feet, more or less, to the westerly line of Lot No. 16; thence with said line northwardly 191 feet to the southerly margin of Porter Road; thence with said Road westwardly 100 feet to the beginning.

Being the same property conveyed to James S. McLean, by Warranty Deed, from Linda Frazier and Edward Frazier, and Jerry Frazier, Heirs of The Estate of Richard H. Frazier, of record in Instrument No. 20081112-0112141, dated 10/30/2008, Register's Office for Davidson County, Tennessee.

Elizabeth A. McLean joins in this instrument to convey any interest she may have by way of marriage to James S. McLean.

This is improved property known as **1703 Porter Road, Nashville, Tennessee 37206 .**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **27th** day of **January, 2012**:

James S McLean, by Micah A. Phillips, Attorney in Fact
James S. McLean, by Micah A. Phillips, Attorney in Fact

Elizabeth A. McLean, by Micah A. Phillips, Attorney in Fact
Elizabeth A. McLean, by Micah A. Phillips, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 27th day of January, 2011, before me personally appeared **Micah A. Phillips**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **James S. McLean and Elizabeth A. McLean**, and who acknowledged that such person executed the same as the free act and deed of **James S. McLean and Elizabeth A. McLean**. Witness my hand and official seal.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.2014

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $64,990.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2012:

Notary Public

My Commission Expires: May 5, 2015

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.