BILL GARRETT, Davidson County
Trans:T20120009668 DEEDWARR
Recvd: 02/08/12 12:07 2 pgs
Fees:13.00 Taxes:647.50

20120208-0011310

WARRANTY DEED

Record + Return To:

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January, 2012

JANICE L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 5-4-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall Herbert McClarnon, III	Sumner Bank and Trust	119-13-167
(NAME)	(NAME)	
500 Morton Avenue	255 Indian Lake Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Hendersonville, TN, 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Christopher Forester and Melissa J. Corder**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marshall Herbert McClarnon, III**, unmarried, 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. 60 on the plan of College Heights of record in Plat Book 332, page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melissa J. Corder and husband, Christopher Forester, by Quitclaim Deed from Melissa J. Corder dated October 20, 2010 and filed on October 26, 2010 in Instrument Number 20101026-0085531, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Melissa J. Corder by deed from Emily Christine Taylor and husband, Michael W. Taylor, dated 10/8/04 of record in Instrument No. 200410130123517, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 500 Morton Avenue, Nashville, TN 37211

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, has 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 our hands this **30th** day of **January, 2012**

Christopher Forester by Kelly Callaghan as Attorney Fact

Christopher Forester by Kelly Callaghan as Attorney in Fact

Melissa J. Corder by Kelly Callaghan as attorney fact

Melissa J. Corder by Kelly Callaghan as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of January, 2012, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Christopher Forester, and who acknowledged that she executed the same as the free act and deed of the said Christopher Forester, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120208-0011309, said Register's Office.

Witness my hand and official seal this 30th day of January, 2012.

NOTARY

My Commission Expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of January, 2012, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Melissa J. Corder, and who acknowledged that she executed the same as the free act and deed of the said Melissa J. Corder, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120208-0011309, said Register's Office.

Witness my hand and official seal this 30th day of January, 2012.

NOTARY

My Commission Expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY