WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120010480 DEEDWARR
Recvd: 02/13/12 08:46 2 pgs
Fees: 13.00 Taxes: 1295.00
20120213-0012262

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clay David McCluggage	Wells Fargo Bank, N.A.	16016006500
(NAME) 1112 Seven Springs Court	(NAME) 10401 Deerwood Park Boulevard Building 1, 4th Floor	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Jacksonville, FL 32256-0505	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Julia Christine Patton , unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Clay David McCluggage and Lauren Keyser McCluggage , husband and wife,**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 240, on the Revised Plan of Phase 6, Hearthstone, of record in Plat Book 6900, Page 254-255, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Derek Leonard Colby and wife, Julia Christine Colby by Deed from Wade O. Armistead and wife, Laura M. Armistead, dated 11/14/2007 and filed for record on 11/19/2007 in Instrument 200711190135197, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia Christine Patton by Deed from Derek Leonard Colby, dated 07/01/2010 and filed for record on 07/02/2010 in Instrument 201007020052377, Register's Office for Davidson County, Tennessee. Julia Christine Patton and Julia Christine Colby are one and the same person.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 254-255, said Register's Office.
Restrictions of record in Book 6917, Page 575, as amended of record in Book 11331, Page 828, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7053, Page 982, as amended of record in Book 9945, Page 958, said Register's Office.
Charter of record in Book 6995, Page 646, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1112 Seven Springs Court, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 10th day of February, 2012.

Julia Christine Patton

State of Tennessee
County of Williamson

Personally appeared before me Julia Christine Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of February, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027