WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120020117 DEEDWARR
Recvd: 03/20/12 14:23 2 pgs
Fees:13.00 Taxes:749.25
20120320-0023649

G-TD-12-452

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012

(AFFIX SEAL)

MARY JO HARTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Tischer	Provident Funding LP (NAME)	
452 Old Towne Drive	3505 Koger Blvd # 385	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Duluth GA 30096	160-16-C-1.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JENNIFER GEARHART MCCLURE AND HUSBAND, CHRISTOPHER SHANE MCCLURE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID TISCHER, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1, THE TERRACES AT BRENTWOOD CHASE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20001103-0109137, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JENNIFER GEARHART, NOW KNOWN AS JENNIFER GEARHART MCCLURE TO JENNIFER GEARHART MCCLURE AS RECORDED ON THE 11TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070611-0069648 AND WARRANTY DEED FROM MATTHEW J. MOYNIHAN AND WIFE, GERI-LYN MOYNIHAN TO JENNIFER GEARHART AS RECORDED ON THE 5TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060405-0038959, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

CHRISTOPHER SHANE MCCLURE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN INSTRUMENT NO. 20001103-0109137; INSTRUMENT NOS. 20001214-0123057, 20010119-0005975, 20010328-0029845 AND 20041206-0144631; INSTRUMENT NO. 20001214-0123058; INSTRUMENT NO. 20001214-0123056; INSTRUMENT NO. 20010208-0012530, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 452 Old Towne Drive, Brentwood, Tennessee 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 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 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/our hand(s) this 6th day of March, 2012.

Jennifer Gearhart McClure

Christopher Shane McClure by
Jennifer Gearhart McClure, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of March, 2012, before me personally appeared Jennifer Gearhart McClure 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 Christopher Shane McClure and who acknowledged he/she/they executed the same as the free act and deed of the said Christopher Shane McClure.

Witness my hand and official seal, this the 6th day of March, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Gearhart McClure, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of March, 2012.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903