Prepared by:
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Attorney at Law
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Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $291,300.00

Affiant

Subscribed and sworn to before me, this 28th day of March 2012

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County	DEEDWARR
Recvd: 03/29/12 08:45	3 pgs
Fees:18.00 Taxes:1077.81	
20120329-0026551	

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Jenkins	WR Starkey Mortgage LLP	180030A11500CO
7144 Holt Run Dr.	5055 W. Park Blvd., Suite 300	
Nashville TN 37211	Plano, TX 75093	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Philip C. McLain and wife Margaret B. McLain hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brian Jenkins, a single man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 51 on the Plan of Stone Creek Park, Section 3, of record in Plat Book 9700, page 266 amended in Plat Book 9700, page 956, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip C. McLain and Margaret B. McLain by deed from Rosann W. Reuther of record in Instrument No. 20050609-0066323, dated 06/02/05, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Stone Creek Park, Section 3 of record in Book 9700 Page 266 and amended in Book 9700, page 956, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10324 page 365, and amended in Instrument No. 20010719-0076875 and 20020722-0087705 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Stone Creek Park Homeowners Association of record in Book 10324 Page 358 5) Quitclaim Deed for the common area of record in Instrument No. 20040719-0085622

This property is improved property known as 7144 Holt Run Dr., Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and

forever defend the title to said land to 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 hand this 28 day of March, 2012.

Philip C. McLain

Margaret B. McLain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip C. McLain and Margaret B. McLain, the bargainor(s), 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 Brentwood, Tennessee, this 28 day of March, 2012.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07027

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

