BILL GARRETT, Davidson County
Trans:T20120026802 DEEDWARR
Recvd: 04/12/12 13:42 2 pgs
Fees:13.00 Taxes:814.00
20120412-0031392

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JUDY M. CHAMBERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $220,000

Affiant

Subscribed and sworn to before me, this 12th day of April, 2012.

Judy M. Chambers
Notary Public
My commission expires: 01/24/16

03-1203-37599

Address of New Owner:	Send Tax Bills to:	Tax Information
Marbut Glenn Gaston, Jr., Trustee 2211 Crestmoor Road, Suite 100 Nashville, TN 37215	NEW OWNER	117-07-0-K 016.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack H. McClanahan, Jr. and wife, Janet P. McClanahan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict and/or convey in any manner whatsoever he deems without the requirement of the joinder of any Trustor or Beneficiary, hereinafter called the Grantees, their successors 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 Unit No. 3331 on the Plan of Golf Club Place Condominiums, of record in Book 9700, Page 293, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Golf Club Place Condominiums, a horizontal property regime established by Master Deed of record in Book 10283, Page 431, amended in Instrument No. 20050105-0001979 and Instrument No. 20050330-0034571, said Register's Office.

Being the same property conveyed to Jack H. McClanahan and wife, Janet P. McClanahan by deed from M. G. Gaston, Jr., and wife, Kathy Gaston, dated November 18, 2004, recorded November 29, 2004 in Instrument No. 20041129-0141434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3331 Golf Club Lane, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of April, 2012.

Jack H. McClanahan, Jr.

Janet P. McClanahan

STATE OF GEORGIA
COUNTY OF Rockdale

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jack H. McClanahan, Jr. and Janet P. McClanahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Covington, GA. this 10th day of April, 2012.

Notary Public

My Commission expires: July 17, 2012

Misty Lefebvre
My Commission Expires
Notary
Public
July 17, 2012
Rockdale County, Georgia