BILL GARRETT, Davidson County
Trans:T20120044823 DEEDWARR
Recvd: 06/18/12 13:30 2 pgs
Fees:13.00 Taxes:74.00
20120618-0053223

Prepared By & Return To:
Lakeside Title & Escrow
833 A Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of June, 2012.

Notary Public

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration:
1-26-16

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Robert E. Cole, unmarried 885 College St Portland, TN 37148	SAME AS NEW OWNER.	071 12 0 139.00-

WARRANTY DEED

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, WE, **Anne Marie McClanahan and Roy Keith McClanahan both unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert E. Cole, 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:

Being Lot No. 18 on the Plan of Victory Heights as of Record in Book 1130 page 97, Register's Office for Davidson County Tennessee

Said Lot No 18 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines, 150 feet to a dead end

Being the same property conveyed to Roy L. McClanahan and Anne Marie McClanahan as tenants in common on 05/23/01 and filed of record on 05/03/01 in Instrument **200105300055645**, Davidson County Register of Deeds

Roy L. McClanahan having since died on 11/24/2009 leaving Anne Marie McClanahan and Roy Keith McClanahan as his only heirs at law. For further evidence see Affidavit of record in Instrument **201011150091428** Davidson County Register of Deeds

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES. WITH NO OWNERS TITLE INSURANCE POLICY BEING ISSUED. PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE AND DOES NOT REPRESENT EITHER PARTY IN THIS TRANSACTION. ALL PARTIES ARE ADVISED TO SEEK THE ADVICE OF INDEPENDENT LEGAL COUNSEL OF THEIR CHOICE PRIOR TO EXECUTING THIS INSTRUMENT.

THE ABOVE LEGAL DESCRIPTION WAS TAKEN FROM THE PREVIOUS DEED AND INFORMATION PROVIDED BY THE GRANTEE. WITH NO CURRENT SURVEY BEING DONE. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE NOR THE ACCURACY OF THE LEGAL DESCRIPTION BY THIS INSTRUMENT.

This is improved property known as 811 Chickasaw Ave, Nashville, TN 37207

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, have a good right to convey it and the same is unemcumbered, 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 my hand this 13th day of June, 2012.

Anne Marie McClanahan

Anne Marie McClanahan

Roy Keith McClanahan

Roy Keith McClanahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2012, before me personally appeared Anne Marie McClanahan and Roy Keith McClanahan, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of June, 2012.

B Sturdivant

Notary Public

Commission Expiration:
1-26-16

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY