BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120045041 DEEDWARR
Recvd: 06/19/12 08:52 2 pgs
Fees:13.00 Taxes:1258.00
20120619-0053478

STATE OF TENNESSEE G#24014-2
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **June, 2012.**

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: May 5, 2015
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayden M. McKaskle and Jan S. McKaskle	"New Owners"	172-14-B-206.00
(NAME)	(NAME)	
4720 Sterling Cross	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James A. Clough and wife, Melissa R. Clough**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hayden M. McKaskle and wife, Jan S. McKaskle**, 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:

LAND in Davidson County, Tennessee, being Lot No. 206 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, Cluster Lot Development, a Planned Unit Development, as of record in Instrument No. 20010313-0024087, revising Instrument No. 20000225-0018479, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James A. Clough and Melissa R. Clough, husband and wife, by Warranty Deed from Opal I. Colloms, Trustee of Colloms Trust, Dated March 1, 1988 of record in Instrument No. 20081202-0116719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4720 Sterling Cross, Nashville, TN 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 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, has 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 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 our hands this **15th** day of **June, 2012.**

_____ – **James A. Clough**

_____ – **Melissa R. Clough**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **James A. Clough and wife, Melissa R. Clough**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **June, 2012.**

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires:

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