BILL GARRETT, Davidson County
Trans:T20120067404 DEEDWARR
Recvd: 09/07/12 14:49 2 pgs
Fees:13.00 Taxes:370.00

20120907-0081429

WARRANTY DEED

G-KW-12-5600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Marian J. Bohan
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Marian J. Bohan	Marian J. Bohan	
5600 Country Drive #108 (ADDRESS)	(NAME) 5600 Country Drive #108 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	162-9-B-23.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY ELEANOR CLAY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIAN J. BOHAN, MARRIED, 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 108, HICKORY VALLEY, PHASE 3, 4TH REVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 131, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4918, PAGE 116, AMENDED IN BOOK 4958, PAGE 346, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARY ELEANOR CLAY, UNMARRIED BY WARRANTY DEED FROM PATRICIA A. CORNWELL N/K/A PAT HOLMES AND JOHN W. HOLMES, WIFE AND HUSBAND, RECORDED ON THE 27TH DAY OF JANUARY, 2009 IN INSTRUMENT NO. 20090127-0007156, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 4660, PAGE 97 AND PLAT BOOK 5200, PAGE 131; BY-LAWS OF RECORD IN BOOK 8797, PAGE 918; MASTER DEED OF RECORD IN BOOK 4918, PAGE 116, AS AMENDED IN BOOK 4958, PAGE 356; AND EASEMENT OF RECORD IN BOOK 4842, PAGE 979, BOOK 5606, PAGE 663 AND BOOK 7497, PAGE 740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5600 Country Drive #108, Nashville, Tennessee 37211
(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 31st day of August, 2012.

Mary Eleanor Clay
Mary Eleanor Clay

STATE OF Tennessee
COUNTY OF Davidson

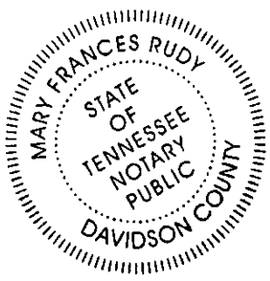
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Eleanor Clay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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