{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Amy S. Klemm	{Nations Lending	}
{1340 Loveyjoy Court	{45ummit Park Drive	} Map and Parcel }
{Nashville, TN 37216	{Ste 200	}072-7-342.00 }
{	{Independence, OH 44131	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Clary, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Amy S. Klemm, a single person** (The "Grantee"), her heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11on the Plan of Ellis Estates, Section Two, of record in Plat Book 6900, page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Cash Deed for Tennessee from Shaun Dovovan, The Secretary of Housing and Urban Development, of Washington, D.C. to James Clary, married of record in Instrument Number 20120316-0022791, Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of James Clary and never has been and is investment property owned by James Clary.

This instrument is being executed on behalf of James Clary pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing as shown on Plat of Ellis Estates, Section Two, of record in Plat Book 6900, page 467, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $127,000.00.

Jadan Chase
Affiant

Subscribed and sworn to before me this 5th **day of** September, 2012.

Laurie M Harris
Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-10-12

BILL GARRETT, Davidson County
Trans:T20120067750 DEEDWARR
Recvd: 09/10/12 13:32 2 pgs
Fees:13.00 Taxes:469.90

20120910-0081918

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of September, 2012.

James Clary
By: Robert J. Notestine III,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert J. Notestine III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of James Clary and who acknowledged that he executed the same as the free act and deed of the said James Clary.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of September, 2012.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON CO