BILL GARRETT, Davidson County
Trans: T20120072283 DEEDWARR
Recvd: 09/25/12 14:35 2 pgs
Fees: 13.00 Taxes: 1213.60
20120925-0087212

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $328,000.00 Affiant Subscribed and sworn to before me, this 21st day of September, 2012. Notary Public My commission expires: 07/08/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Caleb Clanton	**New Owner**	**Map\Parcel: 131-08-0-A-120.00CO**
4406 Glendale Square		
Nashville, TN 37204		

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 ACKNOWLEDGE, WE,

Adam Walker, as Trustee of the Donald F. Stellingwerf Revocable Living Trust uad March 30, 1995

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Caleb Clanton and Sophia M. Clanton, husband and wife

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, described as follows, to-wit: Those certain premises comprising a portion of Glendale Square, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 27th day of December, 1974, of record in book 4878, page 805, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows: Unit No. 4406 in Glendale Square, a Horizontal Property Regime, located at 4406 Glendale Square Drive in Nashville, Davidson County, Tennessee, as shown on the plat of Glendale Square, recorded in Book 4860, page 6, as amended by instrument of record in Book 4962, page 934, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being the same property conveyed to Donald F. Stellingwerf, unmarried, by Warranty Deed from Lucille W. Bowe, unmarried, of record in Book 8358, Page 542, dated May 22, 1991, Register's Office for Davidson County, Tennessee. Donald F. Stellingwerf further conveyed this property to Donald F. Stellingwerf, Trustee of the Donald F. Stellingwerf Revocable Living Trust Agreement, dated March 30, 1995, of record in Book 9638, Page 941, dated April 3, 1995, Register's Office for Davidson County, Tennessee. Donald F. Stellingwerf having since died. Adam Walker is successor trustee. Adam Walker appointed Successor Trustee in a Memorandum of Trust dated December 11, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 4860, Page 6, Register's Office for DAVIDSON County, Tennessee.

Master Deed contained in an instrument of record in Book 4878, Page 805 and amended in Instrument No. 20040726-0089127, Register's Office for DAVIDSON County, Tennessee.

By-Laws of record in Book 4878, Page 811, Register's Office for DAVIDSON County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
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 is improved property known as 4406 Glendale Square, Nashville, TN 37204.

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 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 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/our hand(s) this 21st day of September, 2012.

Donald F. Stellingwerf Revocable Living Trust

By: Adam Walker, Trustee

*Lucille Stellingwerf, spouse of Donald F. Stellingwerf, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Lucille Stellingwerf

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Adam Walker** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Donald F. Stellingwerf Revocable Living Trust,** , and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 21st day of September, 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Lucille Stellingwerf, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

COMMISSION EXPIRES JUNE 16, 2013

File #: **120867JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027