3 Book 44 GSKM

BILL GARRETT, Davidson County
Trans:T20120079050 DEEDWARR
Recvd: 10/17/12 14:35 2 pgs
Fees:13.00 Taxes:1427.28
20121017-0095377

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $385,750.00. Donald C Koons Affiant Subscribed and sworn to before me, this 17th day of October, 2012. Catherine H Gwyn Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows: Donald C. Koons and Heather C. Koons 1206 Paris Avenue Nashville, TN 37212	Send Tax Bills To: Sumner Bank and Trust 1535 W. Northfield Blvd., Suite 7 Murfreesboro, TN 37129	Map-Parcel Number: 11801006800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Warren Spence McClelland, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald C. Koons and wife, Heather C. Koons**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Victoria Place, as shown on plat of record in Plat Book 332, page 10, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Warren Spence McClelland by deed from Jennifer Coffin and Robert L. McCrary Jr., both unmarried, of record in Instrument No. 20060623-0075522, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Caroline H. McClelland joins in the conveyance of this instrument to convey any interest she may have in the subject property as spouse of Warren Spence McClelland.

This conveyance is made subject to:

1. 2012 taxes, which have been paid by Seller, prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1206 Paris Avenue, Nashville, TN 37212.**

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 Grantor covenants with the said Grantees that he is 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 further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of October, 2012.

Warren Spence McClelland by John Rula, his attorney in fact

Warren Spence McClelland by John Rula, his Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20121017009537 5, RODCT.

Caroline H. McClelland by John Rula, her attorney in fact

Caroline H. McClelland by John Rula, her Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20121017009537 6, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, John Rula, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Warren Spence McClelland and Caroline H. McClelland and who acknowledged that he executed the same as the free act and deed of Warren Spence McClelland and Caroline H. McClelland.

Witness my hand and official seal this 17th day of October, 2012.

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires

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