BILL GARRETT, Davidson County
Trans:T20130007259 DEEDWARR
Recvd: 01/28/13 09:02 2 pgs
Fees:13.00 Taxes:471.56
20130128-0008527

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$127,449.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2013.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

SUSAN RENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Rodger and Patricia Joyce McLean 5616 Regatta Blvd. Hermitage, TN 37076	New Owner	Map & Parcel: 075-12-0-C-23.00CO

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,

Ruth Wharton, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John Rodger McLean and wife, Patricia Joyce McLean

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 & Unit No. 205 (Parcel #23), Building No. 2, as shown on the "Brookside Park (Villa) Townhomes, Phase Two, A Horizontal Property Regime with Private Elements" of record in Instrument No. 200010100100359, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruth Wharton by Deed from Diane M. Yates, unmarried dated September 30, 2002 of record in Instrument Number 20021002-0119728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Instrument Number 20001010-0100359, Register's Office for Davidson County, Tennessee.
3) Property is subject to Brookside Park Townhomes, Phase 2, Charter of record in Book 11653, Page 248, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 11653, Page 273, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 11653, Page 251, Instrument No. 20000718-0070532 and Instrument No. 20010212-0013362, said Register's Office.
4) Property is subject to easement for drainage to Metro of record in Book 4126, Page 977, said Register's Office.
5) Property is subject to Quitclaim Deed for Open Space & Private Roads of record in Instrument No. 20091027-0098890,said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **737 Tulip Grove Road #205, Hermitage, TN 37076**
(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 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, 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 hand(s) this 15th day of January, 2013.

Ruth Wharton
Ruth Wharton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ruth Wharton, with whom I am personally acquainted, (or who 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, at office, this 15th day of January, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076