BOX #0-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

ET-13-2898

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/4/2017

(AFFIX SEAL)

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NO.
Michael B. McClay	Michael B. McClay	
1201 Danbury Court (ADDRESS)	(NAME) 1201 Danbury Court (ADDRESS)	108-4-A-87.00 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBRA KAY BAGBY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL B. MCCLAY AND WIFE, DAWN E. MCCLAY, 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 Lot 35, VILLAGES OF LARCHWOOD, PHASE II, SECTION III, as shown on plat of record in Plat Book 9700, Page 861, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Debra Kay Bagby, unmarried by Warranty Deed from Walter Steffens and wife, Allissa Steffens, recorded on the 30th day of September, 2008 in Instrument No. 20080930-0099047, 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 but limited to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF LARCHWOOD, PHASE II, SECTION III, as recorded in Plat Book 9700, Page(s) 861; Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6435, Page 189, Book 10715, Page 162, Book 10940, Page 499 and Book 11448, Page 741; Charter of Homeowners Association recorded in Book 8376, Page 933; Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6592, Page 366, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1201 Danbury Court, Nashville, Tennessee 37214
(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 28th day of March, 2013.

Debra Kay Bagby

BILL GARRETT, Davidson County
Trans:T20130030233 DEEDWARR
Recvd: 04/12/13 14:13 2 pgs
Fees:13.00 Taxes:601.25

20130412-0036607

STATE OF Tennessee

COUNTY OF Wilson

On this the 28th day of March, 2013, before me personally appeared Debra Kay Bagby, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of March, 2013.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520