(2)

BOX 36

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032944 DEEDWARR
Recvd: 04/22/13 15:10 2 pgs
Fees:13.00 Taxes:1295.00
20130422-0039911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

June Rowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JGPalmer Development, LLC | JGPalmer Development, LLC | Mand Parcel: 11707014700 |
| (NAME) | (NAME) | |
| 3430 Amanda Avenue | 2811 Tyne Boulevard | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **MAUDE H. MCLEAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JGPALMER DEVELOPMENT, LLC**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 66 on the Plan of the Northerly part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for said County.

Said part of Lot No. 66 fronts 100 feet on the easterly side of Amanda Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to J. L. McLean, and wife Maude H. McLean by Deed from M.E. Hooper and wife Minnie I. Hooper of record in Book 1882, page 257, Register's Office for Davidson County, Tennessee, dated September 1, 1950, and recorded on September 20, 1950. J. L. McLean has since died, vesting title solely in Maude H. McLean.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 547, page 156, said Register's Office; (c) restrictive covenants of record in Book 1035, page 462 and Instrument No. 20090409-0032325, said Register's Office; and (d) easement of record in Book 4076, page 402, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3430 Amanda Avenue, Nashville, Tennessee 37215
(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.

26491SP

Witness my hand this 22nd day of April, 2013.

Maude H. McLean
by Margret McLean Irwin

Maude H. Mclean
By Margret McLean Irwin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of April, 2013, before me personally appeared Margret McLean Irwin, to me known to be the person who executed the foregoing instrument on behalf of Maude H. McLean and acknowledged that he executed the same as the free act and deed of Maude H. McLean.

Witness my hand and official seal at Nashville, Tennessee this 22 day of April, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public