WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130044342 DEEDWARR
Recvd: 05/28/13 15:34 2 pgs
Fees:13.00 Taxes:425.50
20130528-0053668

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 21st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/1/16
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia A Mulligan and	Regions Bank, dba Regions Mortgage	42-16-115
206 Donna Drive	2050 Parkway Office Circle	
Madison, TN 37115	Birmingham, Al 35244	
(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,WE, ***Walter A Barclay, a widower***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Cynthia A Mulligan***, a married woman
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:

For reference only this is Property being known as 206 Donna Drive Madison TN 37115 and being described as follows:

Being Lot No. 9 on the Map of Blair Heights, Section IV, as of record in Book 2331, page 60, Register's Office for said County.

Said lot fronts 138.74 feet o nthe west side of Donna Drive and runs back 302.39 feet on the north line and 315.5 feet on the south line, to a dead line in the rear, on which it measures 120.31 feet.

Being the same property conveyed to Walter A Barclay and wife Beatrice A Barclay by Warranty Deed from Fred B Gregory and wife Dorothy Gregory dated 4/25/56 and filed for record on 5/1/56 of record in Book 2537, page 107, said Register's Office for said County. The said Beatrice Ann Barclay aka Beatrice A. Barclay died January 9, 1998 leaving said property vested in Walter A. Barclay as tenant by the entirety.

This instrument is executed on behalf of Walter A. Barclay by his lawful Attorney-in-Fact, Patricia L. Coyle pursuant to the power and authority vested in her by instrument filed of record in Instrument filed in Instrument #20130520-0053607 Register's Office, Davidson County, Tennessee.

This is: Unimproved ( )
Improved (x) Property, known as **206 Donna Drive, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 21st day of May, 2013.

Walter A. Barclay by Patricia L. Coyle, Attorney-in-Fact
Walter A Barclay
By: Patricia L. Coyle, Attorney-in-Fact

STATE OF ILLINOIS
COUNTY OF Cook

On this the 21st day of May, 2013, before me personally appeared Patricia L. Coyle to me known to be the person who executed the foregoing instrument in behalf of Walter A. Barclay as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Walter A. Barclay

Witness my hand and official seal at Orland Park, Illinois, on this the 21st day of May, 2013.

My commission expires: 01/18/16

Cheryl Lee McDonald
Notary Public

OFFICIAL SEAL
CHERYL LEE MCDONALD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/18/16