WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990.000.00

Heather Risley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2013.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

BILL GARRETT, Davidson County
Trans:T20130046271 DEEDWARR
Recvd: 06/04/13 09:51 3 pgs
Fees:18.00 Taxes:3663.00
20130604-0056124

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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
Robert L. Scruggs, Trustee	SAME	Map 118-9
(NAME)	(NAME)	
2525 21st Avenue South		Parcel 34
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **ETHEL MIRIAM ADAMSON MCCLENDON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. SCRUGGS, TRUSTEE,** 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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Leonte Subdivision of Lots Nos. 17, 18 and 19 in Noelton, not of record, described according to a survey made by W.B.Southgate, Surveyor, December 1936 as follows:

Beginning at the southeast corner of the Granny White Road and 5th Street; thence with the southerly margin of 5th Street, eastwardly 213 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 200 feet to the common corner of Lots Nos. 1, 2, 27 and 28; thence with the line between Lots Nos. 1 and 28, westwardly 204 1/2 feet to the easterly margin of the Granny White Road; thence with said road, northwardly 200 feet 2 inches to the beginning.

Being the same property conveyed to Arthur G. Bond and wife, Miriam A. Bond, by deed from John D. Loudermilk and wife, Gwen Loudermilk, of record in Book 3761, page 35, said Register's Office.

Tract 2:

Being the northerly 76 feet of the westerly part of Lot No. 28 on the Plan of Leonte Subdivision, of Lots Nos. 17, 18, 19, 24, 25 and 26 in Noelton, not of record, described as follows:

Beginning on the easterly margin of Granny White Road, at the northwest corner of the property conveyed to Eunice Morris Kennedy by deed from Fount T. Smothers and wife, of record in Book 2650, page 365, Register's Office for said County; thence with said Kennedy's northern boundary line, easterly 185 feet more or less; thence northerly 76 feet to a point in the line between Lots No 1 and 28; thence with line between said lots westerly 188 feet 6 inches to the easterly margin of Granny White Road; thence with the same, southerly 76 feet to the beginning.

Being the same property conveyed to Arthur G. Bond and wife, Miriam A. Bond, by deed from Fount T. Smothers and wife, Ruth P. Smothers, of record in Book 3822, page 742, said Register's Office.

Arthur G. Bond conveyed his interest in said property to Miriam A. Bond by Quitclaim Deed of record in Book 6879, page 785, Register's Office for Davidson County, Tennessee. Miriam A. Bond (a/k/a Ethel Miriam Adamson Bond) has formally changed her name to Ethel Miriam Adamson McClendon pursuant to Order filed in Minute Book 297, page 326, Chancery Court for Davidson County, Tennessee, attached hereto as Exhibit "A".

This conveyance is subject to (a) 2013 real property taxes; and (b) restrictive covenants of record in Book 1432, page 254, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1029 Noelton Avenue, Nashville, Tennesssee 37204

(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 this 3RD day of June, 2013.

Ethel Miriam Adamson McClendon

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ethel Miriam Adamson McClendon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), Tennessee (state) this 3RD day of June, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE: NAME CHANGE OF:)
ETHEL MIRIAM ADAMSON BOND)
) NO. 92-2203-I
Flo3

ORDER FILED & ENTERED 7-21-92
MINUTE BOOK 297 PAGE 326

ORDER

It appearing to the Court as evidenced by the sworn petition for Change of Name filed by ETHEL MIRIAM ADAMSON BOND that her name should be changed from ETHEL MIRIAM ADAMSON BOND to ETHEL MIRIAM ADAMSON McCLENDON.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that ETHEL MIRIAM ADAMSON BOND's name shall be and the same hereby is changed, making her legal name ETHEL MIRIAM ADAMSON McCLENDON.

Entered this _____ day of _____, 1992.

CHANCELLOR

APPROVED FOR ENTRY:

Rose Palermo (#3330)
Attorney for Petitioner
Post Office Box 121857
Nashville, TN 37212
(615) 244-4270

I hereby certify that this is a true copy of original instrument filed in my office
This 24 day of May 19 94
CLAUDIA C. BONEYMAN Clerk & Master
By _____ Deputy Clerk