Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $134,000.00.

Affiant

Subscribed and sworn to me on June 11, 2013.

NOTARY PUBLIC
My Commission Expires: 4-23-13

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

BILL GARRETT, Davidson County
Trans:T20130049358 DEEDWARR
Recvd: 06/12/13 14:03 2 pgs
Fees:13.00 Taxes:495.80
20130612-0059896

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Craig and Laura McClellan 1629 Hunters Branch Rd Nashville, TN 37013	New Owner	172-08-0A/135.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Toby R. Sharpe and wife Emily G. Sharpe, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Craig Warren McClellan and Laura Kathleen McClellan, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 135, on the Plan of Hunter's Branch, Section Two-A, of record in Book 6250, page 819, amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 135 fronts 65 feet on the southerly margin of Hunters Branch Road and extends back 112.87 feet on the easterly line and 129.96 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 38.06 feet thereon.
>
> Being the same property conveyed to Toby R. Sharpe and wife, Emily G. Sharpe, by Quitclaim Deed from Richard McClanahan, married, of record in Instrument No. 20110125-0006981, Register's Office for Davidson County, Tennessee; and being the same property conveyed in Warranty Deed of record as Instrument No. 20010320-0026559, said Register's Office.
>
> The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities and all other matters of record applicable to this property.
>
> This property is also known as improved property located at 1629 Hunters Branch Road, Antioch, TN 37013

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on June 11, 2013.

Toby R. Sharpe

Emily G. Sharpe

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 11, 2013, before me personally appeared Toby R. Sharpe and Emily G. Sharpe, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 11, 2013.

NOTARY PUBLIC

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON