THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31223-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $322,500.00. Affiant Subscribed and sworn to before me this 14th day of June, 2013. Notary Public My Commission Expires:

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2015

WARRANTY DEED

Address New Owner: Mary Cypress Howell 3821 Dartmouth Avenue Nashville, TN 37215	**Send Tax Bills To:** Cornerstone Homelending 1177 West Loop So. #200 Houston, TX 77027	**Tax Information:** Map and Parcel No.: 116 080 11800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Travis F. McClain and wife, Lindsay N. Yegan McClain**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Cypress Howell, a single woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3821 Dartmouth Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of June, 2013.

Travis F. McClain
By: _____ Atty-In-Fact
Travis F. McClain
BY: George E. Mudter, Jr., Attorney-In-Fact

Lindsay F. Yegan McClain
By: _____ Atty-In-Fact
Lindsay N. Yegan McClain
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Travis F. McClain and Lindsay N. Yegan McClain** and is authorized by the said **Travis F. McClain and Lindsay N. Yegan McClain** to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of June, 2013.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2015

BILL GARRETT, Davidson County
Trans: T20130052175 DEEDWARR
Recvd: 06/20/13 11:00 2 pgs
Fees: 13.00 Taxes: 1193.25

20130620-0063257

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 of Block "C" on the Plan of Woodmont Lane Homesites Subdivision, as of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Travis F. McClain and Lindsay N. Yegan by deed dated April 12, 2007, from David Oldfield Corts and wife, Heather Forte Corts, of record in Instrument No. 20070419-0046878, Register's Office for Davidson County, Tennessee. The parties having since married, and Lindsay N. Yegan now being known as Lindsay N. Yegan McClain.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 13, Register's Office for Davidson County, Tennessee.
3. Agreement relative to water rights recorded in Book 1021, page 420, Register's Office for Davidson County, Tennessee.