WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130054802 DEEDWARR
Recvd: 06/28/13 08:29 2 pgs
Fees: 13.00 Taxes: 9.25

20130628-0066419

B-E3-13-02110

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Desperado Properties, LLC	Desperado Properties, LLC (NAME)	
2110 Batavia Street (ADDRESS)	P.O. Box 159342 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37215-9342 (CITY) (STATE) (ZIP)	092-07-0-186.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOEL H. MCCLANAHAN AND KAY MCCLANAHAN AND CAROLYN M. LACKEY AND JOYCE M. RUEHL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DESPERADO PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF J. B. DAVIS SUBDIVISION, OF RECORD IN PLAT BOOK 57, PAGE 96, AND ALSO SHOWN ON PLAT BOOK 161, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO H. E. MCCLANAHAN BY FINAL DECREE CONFIRMING SALE FROM THE CHANCELLOR OF THE DAVIDSON COUNTY CLERK AND MASTERS OFFICE, OF RECORD IN BOOK 5415, PAGE 437, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 20, 1979, AND RECORDED ON APRIL 4, 1979. THE SAID H. E. MCCLANAHAN DIED AND BEQUEATHED THE SUBJECT PROPERTY TO JOEL H. MCCLANAHAN AND KAY MCCLANAHAN AND CAROLYN M. LACKEY AND JOYCE M. RUEHL BY LAST WILL AND TESTAMENT FILED FOR RECORD ON DECEMBER 16, 1997, AS SHOWN OF RECORD IN DOCKET NO. 97P1850 IN THE DAVIDSON COUNTY CIRCUIT COURT.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 96 AND PLAT BOOK 161, PAGE 123, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2110 Batavia Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of June, 2013.

Joel H. McClanahan

Kay McClanahan by Joel McClanahan, AIF
Attorney in Fact

Carolyn M. Lackey by Joel McClanahan, AIF
Attorney in Fact

Joyce M. Ruehl by Joel McClanahan, AIF
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel H. McClanahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOEL H. MCCLANAHAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KAY MCCLANAHAN, CAROLYN M. LACKEY, AND JOYCE M. RUEHL and who acknowledged he/she/they executed the same as the free act and deed of the said, KAY MCCLANAHAN, CAROLYN M. LACKEY, AND JOYCE M. RUEHL.

Witness my hand and official seal, this the 18th day of June, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903