REALTY TITLE
BRENTWOOD

WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

R-VRES-13-7230

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

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
Larry J. McClain	LARRY J. McCLAIN	172-120-D-460.00
7230 Althrop Way #10	P.O. BOX 181	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	KELSO. MO 63758	172-12-0D-460.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 SEAN BOWMAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY J. MCCLAIN AND WIFE, NANCY A. MCCLAIN, 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 UNIT W-10, OF BUILDING W, AS SHOWN ON EXHIBITS B1 AND B7 OF THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENNOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (SECTION TWO TO THE TOWN CENTER HOMES) OF RECORD AT INSTRUMENT NO. 20050324-0033209, AS AMENDED IN INSTRUMENT NO. 20050815- 0096405, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING A PART OF THE SAME PROPERTY SHOWN ON THE PLAN OF SECTION 2, THE TOWN CENTER HOMES AT LENNOX VILLAGE, OF RECORD IN INSTRUMENT NO. 20050322-0031182, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SEAN BOWMAN, UNMARRIED BY DEED FROM CARLIS M. STILLWELL AND WIFE, CATHERINE W. STILLWELL, AND SUSAN ANNETTE STILLWELL N/K/A SUSAN STILLWELL NORGREN, MARRIED OF RECORD AT INSTRUMENT NO. 20111104-0086543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 28, 2011 AND RECORDED ON NOVEMBER 4, 2011.

TTHIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS INSTRUMENT NUMBERS 20031016-0153550; 20020510-0053757; 20020412-0045831; 20020315-0032825; 20020315-0032826; 20021226-0158458; 20031212-0178492; 20040526-006220; 20050113-0051330; 20040526-0062221; 20050119-0006853; 20050324-0032209; 20050815-0096405; 20020315-0032826; BOOK 7361, PAGE 230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AMANDA SUE JONES JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 7230 Althrop Way #10, Nashville, Tennessee 37211
(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.

BILL GARRETT, Davidson County
Trans:T20130058176 DEEDWARR
Recvd: 07/09/13 09:59 2 pgs
Fees:13.00 Taxes:432.53

20130709-0070719

Witness my/our hand(s) this 28th day of June, 2013.

Sean Bowman

Amanda Sue Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Bowman and Amanda Sue Jones, 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 28th day of June, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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