BILL GARRETT, Davidson County
Trans:T20130058990 DEEDWARR
Recvd: 07/11/13 09:56 2 pgs
Fees:13.00 Taxes:2044.99
20130711-0071649

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133187

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2013.

NOTARY PUBLIC

My commission expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie C. McClure 7618 Buffalo Rd Nashville, TN, 37221	New Owner	11300009600

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifty Two Thousand Seven Hundred and 00/100 Dollars ($552,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DONALD R. EWING II, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **STEPHANIE C. MCCLURE AND HUSBAND, JACK MCCLURE**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 9th Civil District of Davidson County, Tennessee, being parts of Tract #'s 2 and 3, described in the deed from Marianne R. Malone to George W. Nordhaus and wife Katherine E. Nordhaus, of record in Book 2928, Page 425, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated January 7, 1965, as follows:

Beginning at a point in the center of Buffalo Road at the southwest corner of the Resha property; thence with the line of Buffalo Road, south 55 deg. 28 min. west 165.0 feet to a point; thence continuing with the center line of Buffalo Road, south 6 deg. 45 min. west 1200 feet to an iron stake; thence north 2 deg. 40 min. east 807 feet to an iron stake in fence; thence north 89 deg. 30 min. east with fence 440 feet to an iron stake; thence south 2 deg. 40 min. west 841 feet to an iron stake in fence; thence south 31 deg. 00 min. east 958.60 feet to the point of beginning , and containing 17.39 acres, more or less.

Being the same property conveyed to Donald R. Ewing II, unmarried, by Warranty Deed from Nancy M. Schwartz and husband Jonathan M. Schwartz, dated 7/30/1999, recorded 8/6/1999, of record in Book 11609, Page 584, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 7618 Buffalo Rd, Nashville, TN,

37221.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8 day of July, 2013.

DONALD R. EWING II

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Donald R. Ewing II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8 day of July, 2013.

Leslie Garside
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014