WARRANTY DEED

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Cheryl Mote
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John N. McClendon	Regions Bank dba Regions Mortgage	
(NAME) 5104 Ashley Dr.	(NAME) 2050 Parkway Office Circle	161-6-20
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BARBARA A. HORN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN N. MCCLENDON AND WIFE, COURTNEY M. MCCLENDON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 66 on the Plan of the Resubdivision of Lots 62 thru 69, inclusive on the Plan of McMurray Woods, Section III, as of record in Book 3500, page 92, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Lot.

Being the same property conveyed to Barbara A. Horn, with a Life Estate Interest in Ruel A. Yates and wife, Edna H. Yates by Quitclaim deed from Ruel A. Yates and wife Edna H. Yates of record in Book 10921, page 767, said register's Office. The said Ruel A. Yates and wife, Edna H. Yates have since died.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 3500, page 92, said Register's Office; and (c) restrictive covenants of record in Book 3436, page 411, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5104 Ashley Dr., Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20130072282 DEEDWARR
Recvd: 08/21/13 12:32 2 pgs
Fees:13.00 Taxes:660.45
20130821-0088190

Witness my hand this 14 day of August, 2013.

8-16-13

Barbara A. Horn

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 16 day of August, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017