RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130103684 DEEDWARR
Recvd: 12/11/13 12:43 2 pgs
Fees:13.00 Taxes:2682.50

20131211-0125566

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $725,000.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 2013.

Notary Public
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

03-1311-38088

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald G. McAbee 601 Clayborne Ct. Nashville TN 37215	SAME	131-05-0-C-601.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James H. Tucker and spouse, Rosailia D. Tucker**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ronald G. McAbee and Renate H. McAbee, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 601, on the Plan of The Hillsborough, as established by the Master Deed of record in Book 6822, Page 721; Book 6566, Page 4; Book 6609, Page 860; Book 6654, Page 872; Book 6682, Page 778; Book 6616, Page 483; Book 6650, Page 10; and Book 6609, Page 867, and as shown on the plan of record in Book 6250, Page 699, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Tucker and spouse, Rosailia D. Tucker by deed from Highmark Construction Group, Inc., a corporation, dated August 16, 2005, recorded August 17, 2005, of record in Instrument No. 20050817-0097822, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 601 Clayborne Ct., Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 10th day of December, 2013.

James H. Tucker

Rosailia D. Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James H. Tucker and Rosailia D. Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of December, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.