39-B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 372,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF DECEMBER, 2013. Notary Public MY COMMISSION EXPIRES: 5/2d/16 (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE ANGELA ROSTON WILLIAMSON DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan McLaughlin	CitiBank	MAP 118-05
1005 Clayton Avenue	1000 Technology Dr	PARCEL 042.00
Nashville, TN 37204	O Fallon, MO 63368	
(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, **Amy D'Angelo and husband, Thomas J. D'Angelo**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan McLaughlin and Amy McLaughlin, husband and wife**
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:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 15 on the Plan of Subdivision of the South part the of Dr. L. G. Noel's property of record in Plat Book 547, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 15 fronts 60 feet on the southerly side of Clayton Avenue and runs back between parallel lines 140 feet to a dead line in the rear.

Being the same property conveyed to Amy D'Angelo, and husband, Thomas J. D'Angelo by Deed from Tracy L. Stakelback and wife, Carl B. Stakelback of record at Instrument No. 20040316-0029863, Register's Office for Davidson County, Tennessee, dated March 15, 2004 and recorded on March 16, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1005 Clayton Avenue, Nashville, TN 37204.**

BILL GARRETT, Davidson County
Trans:T20140000265 DEEDWARR
Recvd: 01/02/14 13:39 2 pgs
Fees:13.00 Taxes:1378.25
20140102-0000346

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.

Witness our hands this the 20 day of December, 2013.

Amy D'Angelo

Thomas J. D'Angelo

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 **Amy D'Angelo** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20 day of December, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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 **Thomas J. D'Angelo** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20 day of December, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public