WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140017831 DEEDWARR
Recvd: 03/17/14 14:01 2 pgs
Fees:13.00 Taxes:249.75
20140317-0021977

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 11.6.17
(AFFIX SEAL)

GREG FAIRBETTS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen L. McClamroch	Owner	108-3-A-48 CO
(NAME)	(NAME)	
917 Patio Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT WE, CHARLES F. COUCH, JR. AND CINDY LARSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN L. MCCLAMROCH, __MARRIED,** 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 Lot No. 28, Unit No. 48 on the Plan of Patio Villa, Section 3, Phase 2, of record in Book 5200, page 495, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said property.

Being the same property conveyed to Sandra S. King (being one in the same as Sandra Sanders King) by deed from John Gary King of record in book 7540, page 163, dated April 26, 1988, said Register's Office. Sandra S. King having since died leaving William Howard Hamilton, Charles F. Couch, Jr. and Cindy Larson as her heirs at law. William Howard Hamilton having since conveyed his interest to Charles F. Couch, Jr. and Cindy Larson, by deed of record as Instrument No. 20130917-0097819, said Register's Office.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This is: Improved property, known as 917 Patio Drive (House Number) (Street) Nashville, TN 37214 (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 Witness our hands this 7 day of March, 2014.

Charles F. Couch, Jr.

Cindy Larson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Charles F. Couch, Jr., 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of March, 2014.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 4, 2017

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Cindy Larson, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Auburntown, Tennessee, this 7 day of March, 2014.

Notary Public

My Commission Expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 4, 2017