Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County DEEDWARR
Recvd: 08/04/14 12:02 3 pgs
Fees:18.00 Taxes:403.30
20140804-0069602

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Kimberly A Rathbun
Affiant

Subscribed and sworn to before me, this 31st day of July 2014.

Notary Public
My commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel S. Rathbun 315 Oriel Ave. Nashville TN 37210	Same	119-010-367.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Thomas McClanahan, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Daniel S. Rathbun and wife Kimberly A. Rathbun hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 33 feet of Lot No. 93 and the easterly 17 feet of Lot No. 94 on the Plan of Overhill City and W.H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29, 30 of Cumberland Nurseries of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 93 and 94 front together 50 feet on the southerly side of Oriel Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Thomas Mcclanahan by Warranty deed dated June 30, 2009 from Maxine T. Bozman, Executrix of the Estate of Eva Taylor Wood, and Ronald Lewis Wood and William Floyd Wood and Larry Wayne Wood and Mary E. Hooper and Maxine T. Bozman of record in Instrument No. 20090701-001307, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Overhill City of record in Book 332 Page 21, Register's Office for Davidson County, Tennessee

This property is improved property known as 315 Oriel Ave., Nashville, Tennessee 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31st day of July, 2014.

Thomas McClanahan

Arminta McClanahan, who joins in this conveyance for the sole Purpose of waiving any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas McClanahan and Arminta McClanahan, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 31st day of July, 2014.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08380

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County