Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $252,000.00.

Affiant

Subscribed and sworn before me this the 15th day of August, 2014.

Notary Public
My commission expires: 5.2.2016

BILL GARRETT, Davidson County
Trans:T20140060699 DEEDWARR
Recvd: 08/18/14 10:37 2 pgs
Fees:13.00 Taxes:932.40
20140818-0074474

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael E. McLean 1032 Petway Ave Nashville, TN 37206	Franklin American Mortgage Company 501 Corporate Centre Dr., #400 Franklin, TN 37067	083-01-0-268

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSICA LEARY FOSTER AND MARK FOSTER, Wife and Husband, and GERALD PATRICK LEARY, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL E. MCLEAN, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

The following described tract or parcel of land in ~~Williamson~~ DAVIDSON County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 35 on the unrecorded plan of the subdivision of Lot No. 6 in the division of the lands of John Hobson, deceased, which later plan is of record in Minute Book "L", page 365, Circuit Court for said County. Beginning at an iron stake in the southerly right of-way Petway Avenue, being the northwest corner of a tract owned by Sylia Giannitrapani as of record in Instrument Book 20020806-0094503, R.O.D.C., TN., and being the northeast corner of this tract; Thence, with the westerly line of Giannitrapani, S 10 deg. 30 min. 00 sec. W, 157.99 feet to a spike (old) in an alley; Thence, with said alley, N 09 deg. 09 min. 30 sec. W., 49.99 feet to an iron pin, being the southeast corner of a tract owned by Millicent S. Watkins as of record in Instrument Book 20070409-0041722, R.O.D.C, TN., Thence with the easterly line of Watkins, N 10 deg. 30 min. 00 sec. E., 158.01 feet to a paint spot on a rockwall, in the south right of way Petway Avenue; Thence, with said right of way S 9 deg. 08 min. 48 sec. E, 50.02 feet to the point of beginning, containing 6649.29 square feet or 0.15 acres more or less.

Being the same property conveyed to Jessica Leary Foster and Mark Foster, wife and husband and Geral Patrick Leary, a married person by Warranty Deed from Suwannee Properties, LLC, a Wyoming Limited Liability Company of record in Instrument No. 20100519-0038586; dated May 11, 2010; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 1032 Petway Ave, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 15th day of August, 2014.

Jessica Leary Foster

Mark Foster

Gerald Patrick Leary by Mark Foster as his Attorney in Fact

Gerald Patrick Leary
By Mark Foster As His Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Leary Foster and Mark Foster, 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 and official seal this 15th day of August, 2014.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On this 14th day of August, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared MARK FOSTER with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GERALD PATRICK LEARY, by Specific Power of Attorney dated August 12, 2014, and who acknowledged that he executed the same as the free act and deed of GERALD PATRICK LEARY

Witness my hand and official seal this 14th day of August, 2014.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY