THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BOX 50-3
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell L. McClay	First Southern Bank	MAP & PARCEL
1201 Danbury Court	301 East Main	108-04-0A-087.00-CO
Nashville, TN 37214	Carbondale, IL 62901	
(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, **Michael B. McClay and wife, Dawn E. McClay**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell L. McClay,** unmarried

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. 35 on the Plan of Final Plat Villages of Larchwood, Phase II, Section III of record in Plat Book 9700, Page 861, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael B. McClay and wife, Dawn E. McClay by deed from Debra Kay Bagby, unmarried of record in Instrument No. 20130412-0036607 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 12, 2013.

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 ( ) UNIMPROVED

(X) IMPROVED property known as **1201 Danbury Court, Nashville, TN 37214.**

BILL GARRETT, Davidson County
Trans:T20140065326 DEEDWARR
Recvd: 09/03/14 12:05 2 pgs
Fees:13.00 Taxes:601.25

20140903-0080376

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 29th day of August, 2014.

Michael B. McClay

Dawn E. McClay

STATE OF ILLINOIS
COUNTY OF JACKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael B. McClay** 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 29th day of August, 2014.

My Commission expires: 6/12/18

Notary Public

"OFFICIAL SEAL"
STEPHEN P. SCHAUWECKER
Notary Public, State of Illinois
My Commission Expires 06/12/18

STATE OF ILLINOIS
COUNTY OF JACKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dawn E. McClay** 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 29th day of August, 2014.

My Commission expires: 6/12/18

Notary Public

"OFFICIAL SEAL"
STEPHEN P. SCHAUWECKER
Notary Public, State of Illinois
My Commission Expires 06/12/18