NEW OWNER:
JAMES S. MCLEAN
2329 MODENA DR
NASHVILLE, TN 37214

SEND TAX BILLS TO:
AMERICAN MORTGAGE SERVICE COMPANY
11503 SPRINGFIELD PIKE
CINCINNATI, OH 45246

Map & Parcel No.: 08411018900

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0867

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140074438 DEEDWARR
Recvd: 10/02/14 15:26 3 pgs
Fees:18.00 Taxes:822.88
20141002-0091299

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Two Thousand Four Hundred and 00/100 Dollars ($222,400.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WANA KAY H. RUTHERFORD** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES S. MCLEAN and wife, ELIZABETH A. MCLEAN**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, being Lot No. 204 and the north 40 feet of Lot No. 205 on the Plan of Maplecrest, as shown on the plat of the same of record in Book 1835, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:
BEGINNING at a point in the west margin of Smithwood Drive, 40 feet north of the southeast corner of Lot No. 205; thence with said Drive, north 111.04 feet to a monument; thence around a curve in a northwesterly direction 30.34 feet to a monument in the south margin of Modena Drive; thence with said Drive, westerly 139.38 feet to the corner of Lot Nos. 203 and 204; thence southerly along the line between said lots, 115 feet to the corner of Lots 204 and 205; continuing in a southwesterly direction along the rear line of Lot No. 205, 40 feet; thence in an easterly direction 157 ½ feet more or less to the beginning.

Being the same property conveyed to RICHARD D. RUTHERFORD and wife, WANA KAY H. RUTHERFORD by Warranty Deed from James H. Joyner and wife, Lorraine Hall Joyner, dated November 2, 1959, and of record in Book 2995, Page 553, Register's Office for DAVIDSON County, Tennessee. Richard D. Rutherford and Wana Kay H. Rutherford remained

married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Richard D. Rutherford; therefore, Wana Kay H. Rutherford is the surviving tenant by the entirety to the property herein.

THIS IS IMPROVED PROPERTY more commonly known as 2329 MODENA DR, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Pages 27-28, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 25th day of September, 2014.

Wana Kay H. Rutherford
WANA KAY H. RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WANA KAY H. RUTHERFORD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of September, 2014.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-20-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$222,400.00.**

AFFIANT

Sworn to and subscribed to before me this 25th day of September, 2014.

NOTARY PUBLIC

My commission expires:

