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 $68,757.00.

Affiant

Subscribed and sworn before me this the 10th day of ~~October, 2014.~~

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ashley Nelson	IRA Innovations FBO Charles Cline	06110009100
4112 Edwards Ave	PO Box 360750	
Nashville, TN 37216	Birmingham, AL 35326	

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, SALLIE LOUISE MCCLANAHAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ASHLEY NELSON, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of part of Maplewood Heights of record in Plat Book 2854, Page 13, 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 Sallie Louise McClanahan by deed from Sallie Louise McClanahan, by and on behalf of the Estate of John Howard McClanahan of record in Instrument No. 20001103-0109277 Register's Office for Davidson County, Tennessee, dated November 2, 2000 and recorded on November 3, 2000.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4112 Edwards Ave, Nashville, TN 37216.

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 10th day of October, 2014.

Sallie Louise McClanahan

Sallie Louise McClanahan

BILL GARRETT, Davidson County
Trans:T20140083203 DEEDWARR
Recvd: 11/04/14 12:43 2 pgs
Fees:13.00 Taxes:254.40
20141104-0101800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sallie Louise McClanahan, 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 10th day of October, 2014.

My commission expires: 9/10/18

Notary Public

