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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $329,000.00

Affiant

Subscribed and sworn to before me, this 26 day of March 2015.

Notary Public
My commission expires: 2/5/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/27/15 08:01 3 pgs
Fees:18.00 Taxes:1217.30
20150327-0026344

Address of New Owner:	Send Tax Bills to:	Tax Information
McNamara Family Ventures, LLC	SAME	11506009900
~~604 Clematis Drive~~ 112 Westwood Pl ste 110		
Nashville TN 37205 Brentwood TN 37027		

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 Mary Ada Howell Revocable Trust, Isham Bradley, Successor Trustee hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to McNamara Family Ventures, LLC a Tennessee limited liability company 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 Lot No. 10 on the Plan of West Mead Estates, Section 6, as of record in Book 3300, page 76, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Clematis Drive at the corner of Lots Nos. 10 and 11; thence with the line between the said two lots eastwardly 405.5 feet; thence south 38 deg. 32' east 9 feet; thence south 40 deg. 23' west, 225.13 feet to the corner of lots Nos. 9 and 10; thence; with the line between said two lots, westwardly 230.8 feet to the easterly margin of Clematis Drive; thence with said Drive, northwardly 145 feet to the beginning.

Being the same property conveyed to Bryant C. Howell and wife, Mary Ada H. Howell by deed from Village Builders, Inc., of record in Deed Book 3569, page 628, dated 05/27/63, Register's Office for Davidson County, Tennessee. Bryant C. Howell dies on December 28, 1992 leaving Mary Ada Howell as surviving tenant by the entirety. Mary Ada Howell conveyed the property to Mary Ada Howell, Trustee and Isham B. Bradley Successors Trustee of Mary Ada Howell Revocable Trust by Quitclaim of record in Instrument No. 20110909-0070043, dated 09/08/11, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due

and payable. 2) All matters appearing on plan of West Mead Estates of record in Book 3300 Page 76, Register's Office for Davidson County, Tennessee

This property is improved property known as 604 Clematis Drive, Nashville, Tennessee 37205

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 26 day of March, 2015.

Mary Ada Howell Revocable Trust

BY _____
Isham Bradley, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Isham Bradley, with whom I am personally acquainted, and who acknowledged themselves to be the Authorized Agent of Mary Ada Howell Revocable Trust, the within named bargainor, and as such authorized agent being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Mary Ada Howell Revocable Trust

Witness my hand, at Franklin, this 26 day of March 2015.

_____
Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 08700

I, Dana Thomas, 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.

Dana Thomas

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas 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