WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

27067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SWORN AND SUBSCRIBED TO ~~BEFORE ME~~ THIS THE 3RD DAY OF APRIL, 2015.

(Affix Seal) Notary Public

My Commission Expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hansie A. Rivera and Mary E. Rivera	Wilson Bank & Trust	Map/Parcel
612 Hogan Road	1436 N. Main Street	146-11-0- 084.00
Nashville, Tennessee 37220	Lebanon, TN 37087	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHAD EDWARD MCCLELLAN, married, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto HANSIE A. RIVERA AND WIFE, MARY E. RIVERA, hereinafter called the GRANTEES, their heirs and assigns, that 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. 39 on the Plan of Section One Revised, Crieve Hall Estates, as of record in Plat Book 1835, pages 122, 123 and 124, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Chad Edward McClellan, married, by deed from Kenneth James and wife, Scarlett James, of record in Instrument No. 20070904-0105625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 146-11-0-084.00.
2. All matters appearing on the Plan of Crieve Hall Estates, Section One Revised, of record in Plat Book 1835, page 122-124, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 612 Hogan Road, Nashville, Tennessee 37220

BILL GARRETT, Davidson County
Trans:T20150024881 DEEDWARR
Recvd: 04/06/15 11:02 2 pgs
Fees:13.00 Taxes:1402.30
20150406-0029449

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, 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.

The real property herein described is not, nor has it ever been, the actual or principal place of residence of the spouse of Chad Edward McClellan.

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 1st day of April, 2015:

Chad Edward McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Chad Edward McClellan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2015:

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017