Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0490

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

BILL GARRETT, Davidson County
Trans:T20150034947 DEEDWARR
Recvd: 05/06/15 11:10 3 pgs
Fees:18.00 Taxes:103.60
20150506-0041349

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF APRIL, 2015

Tracey Perry
Notary Public
Commission Expires: 1-8-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric Grogan 4004 Crestridge Drive Nashville, TN 37204	NEW OWNER	132-02-0-038.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Guy Sydney McClellan and Sarah Gwen (McClellan) Laffin, the heirs-at-law of G. Sydney McClellan, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Grogan and wife, Melanie Grogan

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 the 7th, formerly 11th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 30 on the revised plat of Parts of Thompson's Glen Leven Subdivision made October, 1934 by W. B. Southgate, Surveyor, and of record in Plan Book 3, Page 20, Chancery Court for said County, described as follows:

BEGINNING at a point on the westerly margin of Glen Leven Road, the northeast corner of a part of said Lot No. 30 conveyed to Sam L. Clark and wife by deed from R. W. Bratton and wife of record in Book 962, Page 178, Register's Office for said County; thence westwardly with the northern line of said Clark lot, 125 feet more or less, to the center of a branch or creek, the northwest corner of said lot; thence with the center of said branch or creek, North 14-1/2 degrees West 135 feet, more or less, North 33-1/2 degrees East 100 feet and North 51 degrees 45 minutes East 310 feet to the southwest corner of Lot No. 31 on said plan; thence southeastwardly with the line between said Lots No. 30 and 31, 50 feet to the Glen Leven Road; thence southwestwardly and southwardly with the westerly margin of said road 435 feet, more or less, to the beginning.

BEING the same property conveyed to G. Sydney McClellan and wife, Lucy Dell McClellan by Warranty Deed from Sam L. Clark and wife, Nettie Lee Clark, dated 1/27/37 and recorded 2/16/37 in Book 1019, Page 278, Register's Office for Davidson County, Tennessee. The said G. Sydney McClellan having died intestate on November 9, 1978, being predeceased by Lucy Dell McClellan, subject property vesting in his heirs-at-law, Guy Sydney McClellan and Sarah Gwen McClellan Laffin.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 0 Glen Leven Drive, Nashville, TN 37204.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of April, 2015.

Sarah Gwen McClellan Laffin
Sarah Gwen (McClellan) Laffin

STATE OF Tennessee
COUNTY OF Loudon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sarah Gwen (McClellan) Laffin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lenoir City (city, TN (state), this 28 day of April, 2015.

BRITTANY R. MONGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LOUDON
(Notary Seal)

Brittany R Monger
Notary Public
My Commission Expires: 3/14/2016

Signed in Counterpart

BEING the same property conveyed to G. Sydney McClellan and wife, Lucy Dell McClellan by Warranty Deed from Sam L. Clark and wife, Nettie Lee Clark, dated 1/27/37 and recorded 2/16/37 in Book 1019, Page 278, Register's Office for Davidson County, Tennessee. The said G. Sydney McClellan having died intestate on November 9, 1978, being predeceased by Lucy Dell McClellan, subject property vesting in his heirs-at-law, Guy Sydney McClellan and Sarah Gwen McClellan Laffin.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

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Dated this the 28th day of April, 2015.

Guy Sydney McClellan

STATE OF Missouri
~~COUNTY~~ City OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Guy Sydney McClellan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Louis (city, MO (state), this 28th day of April, 2015.

Notary Public
My Commission Expires: 5/28/17

GABRIELLE RUESS
Notary Public
Commission # 13486854
St. Louis City
Notary Seal
STATE OF MISSOURI
My Commission Expires 05-28-2017

(Notary Seal)

Signed in Counterpart