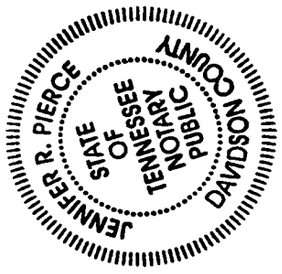
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$121,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 22nd day of December, 2015

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Larry C. McClanahan	First Community Mortgage, Inc.	042-09-0-047.00
105 Westchester Court	275 Robert Rose Drive	
Madison, TN 37115	Murfreesboro, TN 37129	

Davidson County DEEDWARR
Recvd: 12/31/15 15:33 2 pgs
Fees:13.00 Taxes:447.70
20151231-0131734

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kenneth G. Simmons, a single person,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Larry C. McClanahan,a single person,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land located in the Civil District of Davidson County, Tennessee, being further described as:

Situated in Davidson County, Tennessee, State of Tennessee, and being further described as:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Kemper Heights, Section II, which is of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of Westchester Court, common corner of Lot Nos. 17 and 18; thence with the line between said two lots in a northeasterly direction 213.9 feet to a point, their common rear corner; thence in an easterly direction, 86.6 feet to a 12 foot private road; thence with the said road, in a southerly direction 284.0 feet to a common rear corner of Lot Nos. 18 and 19; thence in a westerly direction along the line between said two lots, 230.2 feet to a point in the easterly margin of Westchester Court, thence with a slight curve along said Court in a northwesterly direction 60.43 feet to the point of beginning.

Being the same property conveyed to Kenneth G. Simmons, a single person from Nell D. Gourley, unmarried by Warranty Deed on December 28, 2000, of record in Instrument Number 20010109-0002911, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **105 Westchester Court, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 22, 2015.

Kenneth G. Simmons
Kenneth G. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth G. Simmons** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 22, 2015

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.