BILL GARRETT, Davidson County
Trans:T20170040213 DEEDWARR
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Fees:23.00 Taxes:1272.43
20170511-0046776

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
782806 463137-000846
Kathleen Shea

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Scott McClellan	(NAME) NEW OWNER	110-03-0A-121.00CO
(STREET ADDRESS OR ROUTE NUMBER) 2832 Lakeside Meadows Circle	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Mt Juliet TN 37122	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Andrew William Moler and Leah Mychal Moler f/k/a Leah M. Nielson, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Scott McClellan and Melissa McClellan, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 343,900.00

Affiant Scott McClellan

Subscribed and sworn to before me this the 3rd day of May, 2017.

My commission expires: ✓ 11/3/20 (Affix Seal)

Notary Public ✓

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ), known as 2832 Lakeside Meadows Circle, Mt. Juliet, TN 37122 improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 5 day of April, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Andrew William Moler

X _____
Leah Mychal Moler f/k/a Leah M. Nielson

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, ~~Lea~~ JAMI L. PORTER, a Notary Public in and for said County and State, Andrew William Moler, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of APRIL, 2017.

✓ _____
Notary Public
My Commission Expires: ✓ 10-29-19

(This area for official notarial seal)

JAMI L. PORTER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Page 3 Warranty Deed Acknowledgment

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, JAMI L. PORTER, a Notary Public in and for said County and State, Leah Mychal Moler f/k/a Leah M. Nielson, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2017.

✓ Jami L Porter
Notary Public
My Commission Expires: ✓ 10-29-19

(This area for official notarial seal)

JAMI L. PORTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Phase 3, Lakeside Meadows, of record in Instrument No. 20150406-0029421, 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 a portion of the same property conveyed to Lakeside Meadows, LLC by Warranty deed from Lucinda Renee Rice, Executrix of the Estate of Lucy Benson McCrary, of record in Instrument No. 20070328-0036963, Register's Office for Davidson County, Tennessee, dated March 27, 2007 and recorded on March 28, 2007. (Value or consideration as shown in aforementioned deed $477,800.00)

Being a portion of the same property conveyed to The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company by Warranty deed from Lakeside Meadows, LLC, of record in Instrument No. 20150831-0088080, Register's Office for Davidson County, Tennessee, dated August 27, 2015 and recorded on August 31, 2015. (Value or consideration as shown in aforementioned deed $244,000.00)

Being the same property conveyed to Andrew William Moler, a single man, and Leah M. Nielson, a single woman by Special Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, of record in Instrument No. 20151201-0121069, Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 01, 2015. (Value of consideration shown in aforementioned deed $280,638.00)

Being also known as 2832 Lakeside Meadows Circle, Mt. Juliet, Tennessee 37122