File: Box 13

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,400.00**

Daniel J. Smart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF APRIL, 2000.**

Elizabeth E. Thorpe
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

Instr:200005150048405 Page: 1 OF 2
REC'D FOR REC 05/15/2000 9:31:24AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $489.88

#642

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escsrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Smart	**Mortgage Resources, Inc.**	**150-14A 95**
(NAME)	(NAME)	
4124 Pleasant Colony Drive	**404 BNA Drive Suite 400**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JAMES T. MCLEAN, SR., UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL J. SMART, UNMARRIED**, 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 Davidson County, Tennessee, being Lot No. 712 on the Plan of Calumet Estates, Phase Seven, of record in Plat Book 9700, Page 628, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to James T. McLean, Sr. by instrument recorded November 8, 1995 in Book 9854, Page 477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4124 Pleasant Colony Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 **28th day of April, 2000**.

James T. McLean, Sr.

BY: _____

Attest: _____

State of Tennessee
County of* DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named JAMES T. MCLEAN, SR. the bargainor(s), 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 Antioch, Tennessee, this 28th day of April **, 2000.**

Commission expires:
1-27-01

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public