B041

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/00 10:53 2pgs
Fees:11.00 Taxes:523.55

20001019-0103658

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devin Y. McClain	**North American Mortgage Company**	**58-11-71**
(NAME)	(NAME)	
504 Phipps Drive	**3883 Airway Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Santa Rosa, CA 95403**	
(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, **Homesite Properties LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Devin Y. McClain and wife Tamara S. McClain**, 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 No132 on the Plan of Royal Hills, Section 1 of record in Plat Book4675, Page73, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 132 fronts 72.33 feet on the northwesterly margin of Phipps Drive and extends back 209.00 feet on the northeasterly line and 122.24 feet on the southwesterly line to the rear line of Lot No. 134 measuring 122.41 feet thereon

Being part of the same property conveyed to Homesite Properties LLC by deed of record in instrument 200003270030406, 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 **504 Phipps Drive, Nashville, TN 37218**

(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 **29th day of September, 2000**.

Homesite Properties LLC

By: Lynda L Byrd, LLC Member

Attest: _____

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lynda L. Byrd, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, _____.

Commission expires:

_____
Notary Public

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lynda L. Byrd with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Homesite Properties, LLC, and that he/she as such MEMBER _____, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Atnioch, Tennessee, this 29th day of September, 2000.

Commission expires:

2-16-01

Lynda L Byrd
Notary Public

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE