WARRANTY DEED

N-EPMC-01-3217

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Beth Thomas

Affiant

Subscribed and sworn to before me this 24th DAY OF May 2001.

Notary Public

MY COMMISSION EXPIRES: 3/30/02

(AFFIX SEAL)

LASHAWNDA HANYARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaShawnda Hanyard	Franklin Mortgage Funding	
3910 Milford Road (ADDRESS)	25800 Northwestern Hwy #875 (ADDRESS)	69-03-54
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LESTER C. MCCLAIN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LASHAWNDA HANYARD, hereinafter called the Grantees, their heirs and assigns, that 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. 11 of Section FF on the Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for said County.

Said Lot No. 11 fronts 100 feet on the westerly side of Milford Road and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Lester C. McClain by deed dated January 6, 1999 and filed for record on January 8, 1999 in Book 11288, Page 353, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3910 Milford Road, Nashville, Tennessee 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 my/our hand(s) this 24th day of May, 2001.

Lester C. McClain

Davidson County DEEDWARR
Recvd: 06/05/01 20:34 2pgs
Fees:11.00 Taxes:469.90

20010605-0058805

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Lester C. McClain , 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 Nashville, Tennessee, this 24th day of May, 2001.

My Commission Expires: 5/3/04

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 24th day of May, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 2000 Glen Echo Road, Suite 209, Nashville, Tennessee 37215
- ☐ 4733 Andrew Jackson Parkway, Suite 1-C, Hermitage, Tennessee 37076
- ☐ 224 Old Hickory Boulevard, Suite B, Nashville, Tennessee 37221
- ☐ 1770 Kirby Parkway, Suite 207, Forum Building III, Memphis, Tennessee 38138