WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/01 10:47 2pgs
Fees:11.00 Taxes:539.83

20010608-0060635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth C. Atwell	Transland Financial Services	98-5A-B
(NAME)	(NAME)	
705 Hallcrest Court	640 Spence Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	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, Bryan K. McClain and wife, Kimberly S. McClain, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth C. Atwell and wife, Deborah C. Atwell, 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. 13, on the Plan of Section One, Hampton Hall, of record in Book 9700, Page 290 and 291, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bryan K. McClain and wife Kimberly S. McClain, by deed of record in Book 11081, Page 341, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of ~~Terry DeSelms by~~ Bryan K. McClain and Kimberly S. McClain* as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ** _____, in the Register's Office for Davidson County, Tennessee.

*by Terry DeSelms

unimproved ☐
This is improved ☒ property, known as 705 Hallcrest Court, Hermitage, TN 37214
(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.

** 20010608-0060633
20010608-0060634

Witness my/our hand(s) this 7th day of June, 2001.

Bryan K. McClain by: att in fact

Kimberly S. McClain by: att in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of June, 2001, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Bryan K. McClain and wife Kimberly S. McClain and who acknowledged that he executed the same as the free act and deed of the said Bryan K. McClain and wife Kimberly S. McClain, through Power of Attorney granted him by the said Bryan K. McClain and wife Kimberly S. McClain

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC