WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/02 08:46 2pgs
Fees:13.00 Taxes:333.00

20020402-0039502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Rhonda R. McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2002.

Judith C. Jackson
Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

JUDITH C. JACKSON NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Box 58A

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda R. McClain	Rhonda R. McClain	162-07-0/183.00
(NAME)	(NAME)	
131 Tusculum Road	131 Tusculum Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37211	
(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,

Ronald B. Brown

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda McClain and husband Tyrone 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:

Being Lot No. 19 on the Plan of Whittemore Valley, Section 1, as of record in Plat Book 6250, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Ronald B. Brown by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D. C. Dated October 19, 2001 and filed for record as Instrument No. 20011024-0116175 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 131 Tusculum Road, Nashville, TN 37211
(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 28th day of March, 2002.

Ronald B Brown, by Patricia Hunt his attorney in fact

Ronald B. Brown, by Patricia Hunt, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 3/28/2002, before me personally appeared Ronald B. Brown by and through his attorney in fact Patricia Hunt, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in a Specific Power of Attorney and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed on behalf of Ronald B. Brown.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of March, 2002.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs

Judith C. Jacobs

Notary Public