File No. 250702167

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/05 10:32 2 pgs
Fees:13.00 Taxes:162.43
20050824-0100954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2005.

WILLIAM D. CASTLEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 07/24/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Chandler	Clarence Chandler	032-10-0 008.00
(NAME) 4304 Brick Church Pike	(NAME) 3243 Spears Rd.	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **McCain Custom Builders, Inc.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Chandler, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 1, Section Five, Quail Ridge, as shown on plat of record in Plat Book 9700, page 474, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to McCain Custom Builders, Inc., by deed from The Developers, a Joint Venture, of record in Instrument #20050414-0041509, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 4304 Brick Church Pike, Whites Creek, TN 37189
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 22nd day of August, 2005.

McCain Custom Builders, Inc.

By: _____
Beth McCain, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared BETH McCAIN with whom I am personally acquainted and who upon HER oath acknowledged HERSELF to be the SECRETARY of McCAIN CUSTOM BUILDERS, INC. the within named bargainer, a corporation, and that, SHE as such SECRETARY, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by BETH McCAIN as such SECRETARY.

Witness my hand at _____, Tennessee, this 22nd day of August, 2005.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

File Number: 250702167

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072