WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/05 11:30 2 pgs
Fees:13.00 Taxes:384.80
20051107-0134572

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Carl Rolston	Franklin American Mortgage	049-16-0-A-60.00
(NAME) 1325 Rock Creek Trace	(NAME) 501 Corporate Centre Drive Ste 400	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Franklin, TN 37067	
(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, Lester C. McClain and Virginia W. McClain, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Rolston, an unmarried person, 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. 28 on the Plan of WILLOW TRACE SUBDIVISION, Phase Two, as of record in Plat Book 7900, Page 46, Register's Office for **Davidson** County, **Tennessee**, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lester C. McClain and Virginia W. McClain, husband and wife by deed from American General Financial Services, Inc. of record as Instrument No. 20050803-0090783, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1325 Rock Creek Trace, 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 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 31st day of October, 2005.

Lester C. McClain

Virginia W. McClain

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lester C McClain and Virginia W. McClain, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2005.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2005

Commission expires:
March 21, 2009

Tiffany R. Addison
Notary Public

