6

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$285,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF AUGUST, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Johnathan K. Wilson** | **Taylor Bean, Whitaker Mortgage Corp** | **72-9-307** |
| (NAME) **926 Fairwin Avenue** | (NAME) **Mail Stop: S 1417 North Magnolia Avenue** | |
| (ADDRESS) **Nashville, TN 37216** | (ADDRESS) **Ocala, Florida 34475-9078** | |
| (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, **Kevin P. McClelland and wife, Shelley R. McClelland**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnathan K. Wilson and wife, Kimberly A. Wilson**, 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(s) 59 on the map entitled Eskridge Subdivision, of record in Plat Book 547, page 52, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kevin P. McClelland and wife, Shelly R. McClelland by Deed from The 926 Fairwin Avenue Trust, First Jordan, LLC dated October 14, 2005, recorded on October 18, 2005 in Instrument No. 20051018-0125627, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **926 Fairwin Avenue, Nashville, TN 37216**
(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 **25th day of August, 2006**.

**Kevin P. McClelland**

Shelley R. McClelland
**Shelley R. McClelland**

Davidson County DEEDWARR
Recvd: 08/31/06 10:43 2 pgs
Fees:13.00 Taxes:1054.50

20060831-0107644

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Kevin P. McClelland and wife, Shelley R. McClelland** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **25th day of August, 2006**.

Commission expires: **July 19, 2008**

**Justin Tatum** Notary Public

