WARRANTY DEED 10578

LEIA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $791,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 30TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007~~ 11.30.08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick G. McClarty		**053-12-0 226.00**
(NAME)	(NAME)	
509 Sandy Cove	SAME	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Trent Bain,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick G. McClarty and** ~~wife~~ **Sandra J. McClarty**, 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: * **a married man and Wife, Theresa Leigh Bain**

Land in **Davidson** County, Tennessee, being Lot No. **3** on the Plan of **The Villas of Lakemeade**, of record in Plat Book **7900**, Page **530**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Trent Bain** by deed of record in Instrument 20021104-0134960, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

The said Trent Bain is joined in this conveyance by his Wife, Theresa Leigh Bain in order to convey any and all interest she may have in said property.

unimproved ☐ Also included in the above conveyance is the boat dock.

This is improved ☒ property, known as **509 Sandy Cove, Old Hickory, TN 37138**

(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.

Davidson County DEEDWARR
Recvd: 05/03/07 12:14 2 pgs
Fees:13.00 Taxes:2926.70

20070503-0053212

Witness my/our hand(s) this 30th day of April, 2007.

Trent Bain AKA

Theresa Leigh Bain

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Theresa Leigh Bain the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 27th day of April, 2007.

MY COMMISSION EXPIRES JULY 29, 2009

Commission expires:_____ Notary Public

SHIRLEY M. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Trent Bain the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 30th day of April, 2007.

Commission expires: 11/24/07 Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN