WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/07 09:39 2 pgs
Fees:13.00 Taxes:505.13

20070510-0056079

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,524.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of May, 2007.

Notary Public

My Commission Expires: 01/03/11

KIM L. HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. (AFFIX SEAL)

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ISAEL GARCIA	Isael Garcia	165-13A
(NAME) 3953 Pepperwood Drive	(NAME) 3953 Pepperwood Dr.	144.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ANTHONY W. McCLAIN**, and wife, **GAYLA P. McCLAIN** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ISAEL GARCIA**, unmarried hereinafter called the Grantee(s), 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 No. 444 on the Plan of Peppertree Forest, Section 10, planned unit development in Book 7900, Page 938, Register's Office for Davidson County.

BEING all the same property conveyed to Anthony W. McClain, unmarried by Deed from Jonathan C. Duncan, of record in Instrument No. 20011105-0120974, dated 10/31/01, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 3953 Pepperwood Drive, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 8th day of May, 2007.

ANTHONY W. McCLAIN

GAYLA P. McCLAIN

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 **ANTHONY W. McCLAIN**, and wife, **GAYLA P. McCLAIN** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of May, 2007.

My Commission Expires: 01/03/11

Notary Public

