WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/08 12:26 3 pgs
Fees:18.00 Taxes:225.70
20080731-0078552



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. McClain	Lester C. McClain	071-16-0-395.00
(NAME) 305 Long Valley Road	(NAME) 305 Long Valley Road	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, **Standard Management Inc. DBA LOE Properties**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lester C. McClain, a married 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:

Land in Davidson County, Tennessee, being Lot(s) No. 12, as shown on the map entitled Joy Gardens, of record in Plat Book 3842, page 68, 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 STANDARD MANAGEMENT DBA LOE PROPERTIES, by deed from JEMETRA SUGGS, AN UMARRIED PERSON, of record as Instrument No. 20080731-0078551, dated July 30, 2008, said Register's Office.

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTORS.

unimproved ☐

This is improved ☒ property, known as 1361 Rosedale Court, Nashville, TN 37206

(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 my hand this 30th day of July 2008.

Standard Management Inc. DBA LOE Properties

By:

Lucky Ebizugbe, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Lucky Ebizugbe**, **Managing Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Member** of **Standard Management Inc., DBA LOE Properties** and that he is duly authorized to execute this instrument on behalf of **Standard Management Inc., DBA LOE Properties.**

Witness my hand and official seal at Nashville, Tennessee this 30th day of July 2008..

Commission expires:



Notary Public

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Lisa James**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa James

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Lisa James** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

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

My Commission Expires: