SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/08 08:35 3 pgs
Fees:18.00 Taxes:329.30
20080911-0092855

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September 2008

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

RT6887

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C McClain (NAME)	Lester C. McClain (NAME)	041-15-0 115.00 /
104-106 Tuckahoe Square East (ADDRESS)	305 Long Valley Road (ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank Trust Company Americas, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Lester C McClain, and wife, Virginia McCain

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 24 on the Plan of Tuckahoe Square, as of record in Plat Book 6250, Page 303, 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 Joseph Claybon and wife, Barbara Claybon and Joe Claybon, a single man, by Warranty Deed from Harvard W. Stephens and Barbara N. Stephens dated July 30, 2003 and recorded August 18, 2003 in Instrument Number 20030818-0119562, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Joseph D. Claybon by Quitclaim Deed from Joseph Claybon and wife, Barbara Claybon and Joseph D. Claybon, a single man, dated February 5, 2004 and recorded February 9, 2004 in Instrument Number 20040209-0015278, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Stanley Keith Miyabara, a married man, by Warranty Deed from Joseph D. Claybon, unmarried, dated March 16, 2007 and recorded March 20, 2007 in Instrument Number 20070320-0033388, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Deutsche Bank Trust Company Americas by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated May 15, 2008 and recorded May 28, 2008 in Instrument Number 20080528-0054129, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 104-106 Tuckahoe Square East Nashville 37207
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Lester C McClain, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas., has executed this deed this 11th day of August, 2008

Deutsche Bank Trust Company Americas by Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact

By Sharmel Dawson-Tyau, VP

STATE OF CA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sharmel Dawson-Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Company, LLC, fka Residential Funding Corp., the Attorney in Fact of said Deutsche Bank Trust Company Americas., the within named bargainor, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney in Instrument Number 200302060016740 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 11th day of August, 2008

Notary Public

My Commission expires:

MICHELE ARCHULETA
Commission # 1541789
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2009

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT6887

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

I, **Kevin Moore**, 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.

Kevin Moore

State of Tennessee

County of Davidson

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

Tiffany R Addison

My Commission Expires: _____

