WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,600.00

Carrie Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2009.

My Commission Expires July 16, 2012

Notary Public

MY COMMISSION EXPIRES: 7/16/12
(AFFIX SEAL)

Return to:
Legacy Title & Escrow, LLC
1800 S Rutherford Blvd.
Suite 104
Murfreesboro, TN 37130

J. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Megan L. Bradt, Attorney, 2820 Hazelwood Dr., #B5, Nashville, TN 37212, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ifeanyi McClain	First Community Mortgage, Inc.	25-22.00
(NAME)	(NAME)	
405 Dry Creek Rd.	1610 S. Church St., Suite A	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37130	
(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, **Carrie Robertson and husband, Freddie Robertson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ifeanyi McClain, an unmarried man**, 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:

Being Lot No. 1 on the Final plat of Stockton Subdivision, as shown on plat of record in Plat Book 6200, Page 840, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Carrie Robertson, married by Warranty Deed from John L. Linton and Sara K. Linton, husband and wife, dated June 27, 2003, filed of record on June 30, 2003, in Instrument No. 20030630-0090128, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 6200, Page 840, in the aforesaid Register's Office; and the 2008 County Taxes.

unimproved ☐

This is improved ☒ property, known as 405 Dry Creek Rd., Goodlettsville, TN 37072
(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 2nd day of January, 2009.

Carrie Robertson
Carrie Robertson

Freddie Robertson

Davidson County DEEDWARR
Recvd: 01/26/09 11:23 2 pgs
Fees:13.00 Taxes:361.12
20090126-0006610

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carrie Robertson and Freddie Robertson, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of January, 2009.

Commission expires: 7/16/12

Notary Public

J. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
July 16, 2012