91000514

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/23/11

(AFFIX SEAL)

ANGIE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20090082435 DEEDWARR
Recvd: 12/07/09 09:20 2 pgs
Fees: 13.00 Taxes: 138.75

20091207-0111468

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. McClain	Lester McClain	070-13-0-130.00
(NAME) 2005 Rivercliff Drive	(NAME) 305 Long Valley Rd.	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, it's successors, **Tennessee Housing Development Agency**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lester C. McClain,** UN married, hereinafter called the Grantee, his 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 the northeasterly 60 ft. of Lot 15 and part of Lot 16 on the Map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog's Addition at Bordeaux, as recorded in Plat Book 547, Page 155, of the Davidson County Register's Office and further described as follows:
Beginning at a point in the northwest margin of River Cliff Drive, being the common corner of Lots 14 and 15; thence in a northwesterly direction along a line dividing Lots 14 and 15 a distance of 187.0 feet to the northwest corner of Lot 14; thence northwesterly along the westerly line of Lots 15 and 16 a distance of 85.15 feet to a point; thence southeasterly 179.6 feet to a point in the northwest margin of River Cliff Drive; thence southwesterly along the northwest margin of River Cliff Drive a distance of 85.4 feet to the point of beginning.

Being the same property conveyed to TENNESSEE HOUSING DEVELOPMENT AGENCY by deed from J. PHILLIP JONES, SUBSTITUTE TRUSTEE of record in Instrument No. 20090713-0065336 on 07/10/2009 and filed for record on 07/13/2009, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 547, Page 155, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2005 Rivercliff Drive, Nashville, TN 37218
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 30th day of November, 2009.

Tennessee Housing Development Agency

By: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public of the state and county aforesaid, personally appeared Shawn Pomaville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Asst. Director, for Tennessee Housing Development Agency, the within named bargainor, and that he/she as such Asst. Director for Tennessee Housing Development Agency executed the foregoing instrument for the purpose therein contained, by signing his/her name as Asst. Director.

Witness my hand at office this 30th day of November, 2009.

Commission expires:

MY COMMISSION EXPIRES:
November 22, 2010

_____
Notary Public

File Number: 291000514

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY