File No. 210040080

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100028613 DEEDWARR
Recvd: 05/12/10 13:28 2 pgs
Fees:13.00 Taxes:658.60
20100512-0036585

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: My commission Expires 5-13-18

(AFFIX SEAL) JULIE B. WILSON NOTARY PUBLIC STATE OF TENNESSEE HERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas C. McClain | NEW OWNER | 173090A37100 |
| (NAME) 7023 Sunnywood Dr. | (NAME) | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Amanda E. Diegel, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas Clay McClain and Margaret B. McClain, husband and wife**, 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. 305, as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 20050120-0007427 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to AMANDA E. DIEGEL, AN UNMARRIED WOMAN by deed from REGENT HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20050620-0070467 on 06/17/2005 and filed for record on 06/20/2005, Register's Office for DAVIDSON County, Tennessee.**

All matters as set forth per Instrument No. 20050120-0007427, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20020315-0032826, as amended in Instrument No. 20040526-0062220, and corrected in Instrument No. 20050113-0005133, said Register's Office.

Restrictions of record in Instrument No. 20050318-0029861, said Register's Office.

Master Deed Restrictions of record in Instrument No. 20020315-0032825, amended in Instrument No. 20040526-0062221, and Instrument No. 20080326-0030449, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Instrument No. 20010918-0100849, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Instrument No. 20010918-0100851, said Register's Office.

Storm water Detention Agreement Easement of record in Instrument No. 20040305-0025146, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20020412-0045831, Register's Office for said County.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 7023 Sunnywood Dr., Nashville, TN 37211

(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 30th day of April, 2010.

Amanda E. Diegel
by Carol Hornberger
attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carol Hornberger, with whom I am personally acquainted and who proved herself to be the attorney in fact of Amanda E. Diegel and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of April, 2010.

Commission expires: 9/28/13

Notary Public

**File Number: 210040080**

**RETURN TO:**

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY