WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100030082 DEEDWARR
Recvd: 05/19/10 10:00 2 pgs
Fees: 13.00 Taxes: 777.00
20100519-0038567

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2010

Notary Public

MY COMMISSION EXPIRES: November 7, 2011 (AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. McClain	Cash Sale	08110009100 Parcel 1
(NAME) 1727 Seifried St A&B: 1745 24th Ave N A&B.: 1625 14th Ave N. A&B	(NAME) Lester C. McClain	09111038600 Parcel 2 08106042900 Parcel 3
(ADDRESS) Nashville, TN 37208	(ADDRESS) 305 Long Valley Rd	
(CITY) (STATE) (ZIP)	(CITY) Brentwood, Tn 37027 (STATE) (ZIP)	

For and in 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, I/WE, **John Kaul**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lester C. McClain**, 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:

Parcel 1

Tract I – 1745 24th Avenue N
Being Lot No. 32-A on the Zone Lot Division, part of Lots 32, 33 & 34 of Cobb's Subdivision of Lot 6 of the Hardin Bosley Tract of record in Book 6200, Page 481, Register's Office for Davidson County, Tennessee.

Tract II – 1747 24th Avenue N
Being Lot No. 32-B on the Zone Lot Division, part of Lots 32, 33 & 34 of Cobb's Subdivision of Lot 6 of the Hardin Bosley Tract of record in Book 6200, Page 481, Register's Office for Davidson County, Tennessee.

Parcel 2

Tract I - 1625 A 14th Avenue North
Being Lot No. 277-A, Zone Lot Division, part of Lot 277 and part of Lot 278, Plan of Addition to the Town of McGavock of record in Book 6200, Page 753, Register's Office for Davidson County, Tennessee.

Tract II - 1625 B 14th Avenue North
Being Lot No. 277-B, Zone Lot Division, part of Lot 277 and part of Lot 278, Plan of Addition to the Town of McGavock of record in Book 6200, Page 753, Register's Office for Davidson County, Tennessee.

Parcel 3

Tract I: - 1727 Siefried Street
Being Lot No. 52-A on the Zone Lot Division of Lot No. 52, Shields Second Addition, of record in Book 6200, Page 740, Register's Office for Davidson County, Tennessee.

Tract II: - 1729 Siefried Street
Being Lot No. 52-B on the Zone Lot Division of Lot No. 52, Shields Second Addition of record in Book 6200, Page 740, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to John Kaul by Warranty Deed from Larry O. Hanson and wife, Susan Hanson, recorded on the 16th day of June, 2004 in Instrument No. 20040616-0070953, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1727 Seifried St A&B: 1745 24th Ave N A&B.: 1625 14th Ave N. A&B, Nashville, TN 37208

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, has 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 our hands this **17th** day of **May, 2010**

John Kaul

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **John Kaul**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **May, 2010**

Notary Public

My commission expires:

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES November 7, 2011