WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/11 12:22 4 pgs
Fees:23.00 Taxes:207.20
20110310-0019196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIARA D. FORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1314 4th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester McClain	Lester McClain	07116039000
(NAME)	(NAME)	
1364 Rosedale Court	1364 Rosedale Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN	
(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, Estate of Adja M. Cosey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester 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:

unimproved ☐

This is improved ☒ property, known as 1364 Rosedale Court, Nashville, TN

(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 4th day of March, 2011.

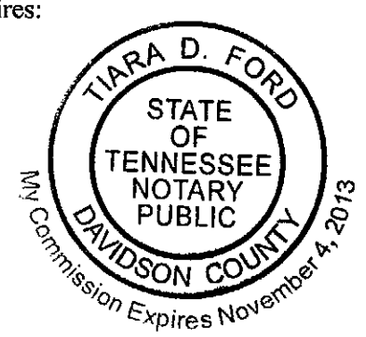
By:
Estate of Adja M. Cosey

State of Tennessee
County of Davidson

On this 4th day of March, 2011, before me, personally appeared Gregory Cosey as Administrator of the Estate of Adja Cosey, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 4th day of March 2011.

Commission expires:



Notary Public

File No.: 105233

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Joy Gardens, of record in Book 3842, Page 68, 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 ROY QUINTARD COSEY AND WIFE, ADJA M. COSEY, by deed from ALTAMONT A. CORLEW AND WIFE, LINDA C. CORLEW, of record in Book 5162, Page 320, dated June 20, 1977, said Register's Office. ROY QUINTARD COSEY died intestate on September 2, 2005, leaving ADJA M. COSEY as the surviving tenant by the entirety. ADJA M. COSEY died intestate on October 23, 2007. Gregory Cosey has been appointed administrator of the estate of Adja M. Cosey in docket 08-P-168 Probate Court for Davidson County Tennessee

Prepared by:
Bicentennial Title & Escrow
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do herby 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.

Donald Taylor

State of Tennessee
County of Davidson

Personally appeared before me, **Tiara Ford**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiara Ford

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

My Commission Expires: _____