WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/11 15:59 3 pgs
Fees:18.00 Taxes:92.50
20110324-0022962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD 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 6th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester Calvin McClain, Revocable Trust	Lester Calvin McClain, Revocable Trust	133-08-0-112
(NAME)	(NAME)	
441 Cathy Jo Circle	305 Longvalley Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Brentwood, 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, Smithy H. McClain Jr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester Calvin McClain Revocable Trust, 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:

Land in Davidson County, Tennessee, being Lot(s) 16A, as shown on the map entitled Zone Lot Division of Lot Nos. 6-7 and 10-20, Phase I, Valley View Terrace, of record as Plat Book 5200, page 531, amending Plat Book 5200, page 77, 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 SMITHY H. MCCLAIN, SR., by deed from RISA C. MCALISTER, of record as Book 11712, page 11, dated October 18, 1999, said Register's Office. Being further conveyed to SMITHY H. MCCLAIN, SR., TRUSTEE U/A/D/ SEP 26, 2001 OF THE SMITHY H. MCCLAIN, SR. REVOCABLE LIVING TRUST AGREEMENT, by deed of record as Instrument No. 20010928-0105059, dated September 26, 2001, said Register's Office. Being further conveyed to SMITHY H. MCCLAIN, JR., by deed from LESTER C. MCCLAIN, SUCCESSOR TRUSTEE FOR THE TRUST ESTATE OF SMITHY H. MCCLAIN, SR., of record as Instrument No. 20081209-0118767, dated December 9, 2008, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 441 Cathy Jo Circle, 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 23rd day of March, 2011.

Smithy H. McClain Jr

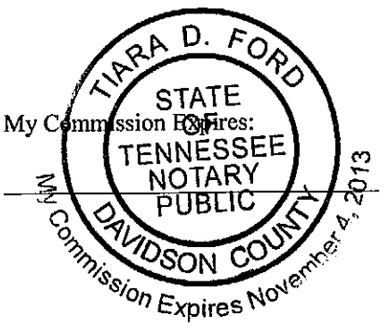
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, the within name **Smithy H. McClain**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 24th day of March 2011.

Notary Public

My Commission Expires:



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

My Commission Expires: _____