

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110044404 DEEDWARR
Recvd: 07/22/11 10:36 2 pgs
Fees:13.00 Taxes:244.20
20110722-0056252

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $66,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2011.

Notary Public
My commission expires: 6/9/2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Lester C. McClain	New Owner 1214 Concord Hunt Rd	059-13-0-029.00
3034 Hummingbird Lane	Brentwood, TN 37027	
Nashville, TN 37218		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **US Community Credit Union,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lester C. McClain, married,** 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:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Treppard Heights, Section 9 of record in Plat Book 2854, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to US Community Credit Union by Trustee's Deed from L. Gino Marchetti, Jr., Successor Trustee of record in Instrument Number 20101208-0097819, in the Register's Office for Davidson County, Tennessee, dated December 7, 2010.Being the same property conveyed to Ruby J. McClain and Smithy H. McClain, Jr., joint tenants with right of survivorship by deed of record in Book 6689, page 750, in the Register's Office for Davidson County, Tennessee, dated October 8, 1985. Ruby J. McClain having since died on September 25, 2005, the property vests in Smith H. McClain, Jr. as surviving tenant by the entirety.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3034 Hummingbird Lane, Nashville, TN 37218

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 8th day of July, 2011.

US Community Credit Union

By: _____ Pres/CEO
Paul Johnson
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the President of **US Community Credit Union** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the President of **US Community Credit Union.**

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of July, 2011.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2011071799