Title Box 9-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120007588 DEEDWARR
Recvd: 02/01/12 09:22 2 pgs
Fees:13.00 Taxes:536.50
20120201-0008934

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of January, 2012

Notary Public

MY COMMISSION EXPIRES: 11/3/15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyssa Vasquez	New Owner	08204010300
(NAME)	(NAME)	
924 North 6th Street	Farmington Financial Grp1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	1912 21st Avenue	
(CITY) (STATE) (ZIP)	Nashville, TN 37212	

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, **Ernest McClain, married, and Michael Grant**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alyssa Vasquez**, unmarried, 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 the southerly 48 feet of Lot No. 45 on the Plan of Sharpe and Caruther's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 45 fronts 48 feet on the westerly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Michael Grant by deed from Johnny Burroughs and wife, Linda Burroughs, dated 8/14/08 of record in Instrument No. 200809230096805, Register's Office of Davidson County, Tennessee. By quitclaim deed dated 4/20/11 of record in Instrument No. 201104210030849, said Register's Office, Michael Grant conveyed an undivided one-half interest in same to Ernest McClain.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

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 924 North 6th Street, Nashville, TN 37207

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 **30th** day of **January, 2012**

Ernest McClain

Ernest McClain

Michael Grant by Ernest McC Attorney in Fact

Michael Grant by Ernest McClain as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Ernest McClain** , 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 **30th** day of **January, 2012**

Kelly Ann Callaghan

Notary Public

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 27th day of January, 2012, before me personally appeared Ernest McClain, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Michael Grant, and who acknowledged that she executed the same as the free act and deed of the said Michael Grant, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120201-0008933, said Register's Office..

Witness my hand and official seal this 27th day of January, 2012.

Kelly Ann Callaghan

NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON