WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130008625 DEEDWARR
Recvd: 01/31/13 13:33 2 pgs
Fees:13.00 Taxes:343.73
20130131-0010221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Celia S Bourse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2013.

Christy Malone Smith
Notary Public

MY COMMISSION EXPIRES: 8/16/2015 (AFFIX SEAL)

CHRISTY MALONE SMITH NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William McClain	New Owner	05316015100,
(NAME)	(NAME)	
105 Riner Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **DEBORAH STEPHENS, MARTHA JEAN KUHLMAN, RUBY JANE EADS, BOBBIE LOUISE CROFFORD, JOHN WESLEY EADS AND BARBARA LORRAINE MCADAMS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WILLIAM MCCLAIN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set approximately 395' West of the intersection of Riner Drive and Rifle Range Road at the Northeast corner of lot# 24 of Dupontonia Park Subdivision recorded in Plat Book 2900, Page 47, R.O.D.C.TN., said pin also lying in the South R.O.W. of Riner Drive; Thence, with said R.O.W. S 89-30-59 E, 137.30 ft. to a Concrete Monument Found; Thence, severing the Lucius Callaway property as recorded in Deed Book 2019, Page 457, R.O.D.C.TN., S 00-28-51 W, 208.57' ft. to a point in the North line of the Byrd King Property as Recorded in Deed Book 1763, Page 457, R.O.D.C.TN; Thence, with the Northerly line of said King property N 89-15-26 W, 141.23' ft. to an iron pin set at the Southeast corner of lot# 24 of Dupontonia Park recorded in Plat Book 2900, Page 47 R.O.D.C.TN;Thence, with the Easterly line of said lot# 24 N 00-36-01 E, 207.90' FT. to the Point of Beginning and Containing 0.67 Acres, according to a Survey by Crawford Land Surveying, dated, 4-23-92.

Being the same property conveyed by Installment Deed recorded in Deed Book 989, Page 235; Warranty Deed from Lucius Callaway to Recia Callaway, my wife as recorded on the 5th day of September, 1951 in Deed Book 2019, Page 457; Quitclaim Deed from Betty J. York to Martha C. Franklin as recorded on the 27th day of April, 1992 in Deed Book 8610, Page 190 and Quitclaim Deed from Martha C. Franklin and Naomi L. Eads to Naomi L. Eads as recorded on the 5th day of May, 1992 in Deed Book 8618, Page 224, in the Register's Office of Davidson County, Tennessee. The said Naomi L. Eads died on April 27, 2012 leaving a Last Will and Testament filed of record in the 7th Circuit Court of Davidson County, Tennessee in Probate No. 12P791. The said Deborah Stephens, Martha Jane Kuhlman, Bobbie Louise Crofford, John Wesley Eads and Barbara Lorraine McAdams are the devisees under said Last Will and Testament of Naomi L. Eads.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 105 Riner Drive, Old Hickory, TN 37138
(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 our hands this 28th day of January, 2013.

Ruby Jane Eads by Bobbie L. Crofford
Her attorney in fact
Ruby Jane Eads
By: Bobbie L. Crofford, Attorney in Fact

Bobbie Louise Crofford

John Wesley Eads

Deborah Stephens
By: Kevin D. Montgomery, Attorney in Fact

Martha Jean Kuhlman
By: Kevin D. Montgomery, Attorney in Fact

Barbara Lorraine McAdams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobbie Louise Crofford, John Wesley Eads and Barbara Lorraine McAdams , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of January, 2013, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Martha Jean Kuhlman pursuant to a Specific Power of Attorney dated 12/22/2012 and filed of record in Instrument No. 20130131-0010218, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Martha Jean Kuhlman, as his/her attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2013.

Commission expires:

CINDY D. DOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of January, 2013, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Stephens pursuant to a Specific Power of Attorney dated 12/20/2012 and filed of record in Instrument No. 20130131-0010220, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Deborah Stephens, as his/her attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2013.

Commission expires:

CINDY D. DOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of January, 2013, before me personally appeared Bobbie L. Crofford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ruby Jane Eads pursuant to a Specific Power of Attorney dated 12/27/2012 and filed of record in Instrument No. 20130131-0010219, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Ruby Jane Eads, as his/her attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015