WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130037408 DEEDWARR
Recvd: 05/06/13 10:21 3 pgs
Fees:18.00 Taxes:906.50
20130506-0045291

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Lunn and Julie Lunn	SAME	082 08 0 135.00
(NAME)	(NAME)	
930 West Eastland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Michael Grant and Ernest McClain**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jack Lunn and Julie Lunn, husband and wife**, 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 parts of Lots Nos. 5 and 6 in J. R. Love's Subdivision of the Massengale Tract, as of record in Plat Book 547, page 4, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Cleveland Street at the corner of Lots 4 and 5; thence leaving said Street, southerly along the westerly line of the property conveyed to S. C. Owen and wife, by deed of record in Book 774, page 247,160 feet more or less to the northeast corner of the property conveyed to Nashville Housing Authority, by deed of
record in Book 3615, page 419, said Register's Office; thence along the northerly line of the Housing Authority's property, westerly 50 feet to a point in the westerly line of the property conveyed to L. W. Rizor, by deed from S. J. Ycuree and wife, as of record in Book 805, page 312; thence with said line, northerly 161 feet more or less to a point in the southerly margin of Cleveland Street, being a corner of Lots 5 and 6 on said Plan; thence with the margin of said Street, easterly 50 feet to the point of beginning.

Being the same property conveyed to Michael Grant and Ernest McClain by Warranty Deed from Mary E. Adkinson (heir of Mildred J. Haynes) dated June 4, 2012 of record in Instrument No. 20120604-0048371, Register's Office of Davidson County, Tennessee.

Upon oath, Michael Grant and Ernest McClain warrant, covenant and certify that the subject property is not their homestead as defined by Statute.

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 930 West Eastland Avenue, Nashville, TN 37206

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 **26th** day of **April, 2013**

_____

X _____
Michael Grant

_____

Ernest McClain
Ernest McClain

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 **26th** day of **April, 2013**

Leonnie J. Buchanan
Notary Public

LEONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

My commission expires: 6/15/14

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned authority, **Michael Grant** , 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 **26th** day of **April, 2013**

X _____
Notary Public

My commission expires: X _____

This is improved ☒ property, known as 930 West Eastland Avenue, Nashville, TN 37206

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 **26th** day of **April, 2013**

Michael Grant

Ernest McClain

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 **26th** day of **April, 2013**

Notary Public

My commission expires: _____

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned authority, **Michael Grant** , 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 **26th** day of **April, 2013**

Janine Lynn Robinson
Notary Public

My commission expires: 3/9/17

JANINE LYNN ROBINSON
COMM. # 2010737
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. MAR 9, 2017