BILL GARRETT, Davidson County
Trans: T20140003881 DEEDWARR
Recvd: 01/17/14 10:35 3 pgs
Fees: 18.00 Taxes: 821.40
20140117-0004789

WARRANTY DEED

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of January, 2014

Notary Public

MY COMMISSION EXPIRES: 4/28/2014
(AFFIX SEAL)

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
Sean G Austin and Rachael L Gawry	Community Mortgage Advisors, LLC	082-04-0-0114.00
(NAME)	(NAME)	
1018 N 6th St	615 Main St. Ste.205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, **Ernest McClain and Michael Grant**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sean G Austin, unmarried and Rachael L Gawry, 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 19 1/3 feet of Lot No. 129 and the northerly 15 1/3 feet of Lot No. 130 in Sharpe & Crutcher's Addition to Edgefield, now East Nashville, as of record in Plat Book 57, page 82, Register's Office for said County.

Said parts of said lots front together 32 2/3 feet on the westerly side of Sixth Street and run between parallel lines 165 feet to an alley.

BEING the same property conveyed to Ernest McClain and Michael Grant by Warranty Deed Charles Patton, Joyce Patton, Nicole Patton dated April 2, 2013, of record in Instrument No. 20130419-0039150, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Amos O. Childress and wife, Alice Juanita Childress by deed from Amos O. Childress dated July 31, 1973 of record in Book 4734, page 712, Register's Office of Davidson County, Tennessee. Affidavit of Heirship recorded in Instrument No. 20130419-0039149, said Register's Office.

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 1018 N 6th St, 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 **8th** day of **January, 2014**

Ernest McClain

Ernest McClain

Michael Grant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Ernest McClain and 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 **8th** day of **January, 2014**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF WILLIAMSON

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

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 **8th** day of **January, 2014**

Ernest McClain

Michael Grant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Ernest McClain and 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 **8th** day of **January, 2014**

Notary Public

My commission expires: _____

State of California
Orange County
On 1/8/2014, before me, Don S. Park, notary public, personally appeared MICHAEL GRANT, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capcity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal.

Signature of Notary Public

DON S. PARK
Commission # 2021655
Notary Public - California
Orange County
My Comm. Expires May 21, 2017

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Mt. Juliet, TN 37122