WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March 2014.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: ~~February 22, 2016~~. 11-6-2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Octavious McClain	SWBC mortgage Corporation	149-02-OB/64.00
(NAME)	(NAME)	
833 Bishopsgate Rd.	9311 San Pedro Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, Tx 78216	
(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, **Allen Douglas Frady and Norma B. Frady, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Octavious J. McClain and Bridgette McClain, 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:

Being Lot no 131 on the plan of Piccadilly Square phase II of record in Book 6250, page 92,93 and 94 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same Property conveyed to Allen Douglas Frady and wife Norma B Frady by Deed from James A Gilmore and wife Margaret Johnson Gilmore dated July 11th, 1988 and filed for record in Book 7597, page 839 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Book 6250, page 92,93 and 94 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Subject to Restrictive covenants, declarations of covenants, conditions and restrictions of record in Book 6236, page 683, amended in Book 6295, page 506, Book 6295, page520, Book 6295, page 534, Book 6300, page 409 and re-recorded in Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Register's Office for Davidson County, Tennessee.

Subject to Information Brochure of Piccadilly Square Homeowner's Association of record in book 6236, page 726, Book 6295, page 596, Book 6295, page 602 and Book 6300, page 439, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Piccadilly Square Homeowner's Association of record in Book 6236, page 708, Book 6295, page 572, Book 6295, page 580, Book 6295, page 588 and Book 6300, page 431, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/02/14 07:41 3 pgs
Fees:18.00 Taxes:528.73
20140402-0027057

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 833 Bishopsgate Rd., Antioch, TN 37013

(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 27th day of March, 2014.

Allen Douglas Frady

Norma B Frady

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 Allen Douglas Frady and Norma B. Frady the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).