BILL GARRETT, Davidson County
Trans:T20140035082 DEEDWARR
Recvd: 05/20/14 12:20 2 pgs
Fees:13.00 Taxes:582.75
20140520-0043311

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157500.00

Don Levy
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 2014.

NOTARY PUBLIC

My Commission Expires: 7-13-14

Davidson County Notary Public State of Tennessee Bellana Loli

THIS INSTRUMENT PREPARED BY: Tennessee Nations Title Agency, 4811 Lebanon Road Suite 107, Hermitage, TN 37076

| NAME & ADDRESS OF PROPERTY OWNER: NUMBERS: | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Stephanie S. Fox<br>8210 Moores Lane<br>Brentwood, TN<br>37027 | Stephanie S. Fox<br>8210 Moores Lane<br>Brentwood, TN<br>37027 | 06904012500 |

14NT00138

**Warranty Deed**

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**Lester C. McClain, Married**

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

**Stephanie S. Fox**

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 187 ON THE PLAN OF HAYNES PARK SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 4460, PAGE 51, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF EVE CIRCLE ON THE COMMON DIVIDING LINE BETWEEN LOT NOS. 186 AND 187 ON THE SAID PLAN; THENCE SOUTHWESTERLY ALONG SAID DIVIDING LINE 105 FEET TO A CONCRETE MARKER; THENCE SOUTHEASTERLY 103.95 FEET TO A POINT IN THE NORTHWESTERLY MARGIN OF HAYNES PARK DRIVE; THENCE NORTHEASTERLY ALONG NORTHWESTERLY MARGIN OF SAID HAYNES PARK DRIVE 86.61 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, A DISTANCE OF 36.74 FEET TO A POINT IN THE SOUTHWESTERLY MARGIN OF EVE CIRCLE 65.63 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO \LESTER C. MCCLAIN, MARRIED\ BY \CASH DEED FOR TENNESSEE\ FROM \SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT\ AS RECORDED \2-19-2010\ AS INSTRUMENT NUMBER \20100219-0012806\..

NOTE: THIS PROPERTY WAS NEVER OCCUPIED BY LESTER C. MCCLAIN, MARRIED AND WAS NOT OCCUPIED BY HIS SPOUSE.

COMMONLY KNOWN AS: 133 Haynes Park Dr., Nashville, TN 37218

This improved property is known as 133 Haynes Park Dr., Nashville, TN 37218

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 13th day of May, 2014.

**Lester C. McClain**

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State., Lester C. McClain, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of May . 2014.

Notary Public

My commission expires: 7-13-14

Dallana Lowhorn
State of Tennessee
Notary Public
Davidson County