Davidson County DEEDWARR
Recvd: 09/08/14 16:12 5 pgs
Fees:27.00 Taxes:0.00
20140908-0082222

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
PH: 702-736-6400

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Garrin McClain	Garrin McClain	Map/Parcel:
4536 Hawthorn Drive	4536 Hawthorn Drive	062020B25400CO
Nashville, Tennessee 37214	Nashville, Tennessee 37214	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Garrin McClain, an unmarried man, and Susan McClain, an unmarried woman, who acquired title as husband and wife,** has this day bargained and sold, and does hereby transfer and convey unto the said **Garrin McClain, a married man,**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Garrin McClain and Susan McClain, husband and wife, by Deed from Beazer Homes Corp., a Tennessee Corporation, of record Document No. 20060531-0063468, said Register's Office.

The express purpose of this conveyance is to remove former spouse.

This is unimproved ( ) property known as 4536 Hawthorn Drive, Nashville, Tennessee 37214
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 18th day of August, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Susan McClain

Susan McClain

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss

Personally appeared before me, Adeana Milbank, a Notary Public in and for said County and State, **Susan McClain,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 4:19 pm this 18th day of August, A.D., 2014.

NOTARY STAMP/SEAL

ADEANA L. MILBANK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Adeana Milbank

NOTARY PUBLIC

Notary Commission Expires:

My Commission Expires
September 22, 2014

Witness our hand this 19 day of AUGUST, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Garrin McClain

PENNY BOWHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ACKNOWLEDGMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) ss

Personally appeared before me, PENNY BOWHALL, a Notary Public in and for said County and State, **Garrin McClain,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at NASHVILLE, TN this 19 day of AUGUST, A.D., 2014.

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: 11-05-17

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax *Code 67-4-409 (3) (__).*

Subscribed and sworn to before me this the 19 day of AUGUST, 2014.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 11-05-17

PENNY BOWHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Legal Description

R-1407-TN-1936002

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 181, ON THE PLAN OF ABBINGTON PARK, A PLANNED UNIT DEVELOPMENT, PHASE ONE, SECTION FIVE, OF RECORD IN INSTRUMENT NO. 20060113-0005368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

062020B25400CO

Being Property Conveyed by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation to Garrin McClain and Susan McClain, husband and wife, recorded May 31, 2006, in Instrument no. 20060531-0063468, Davidson County, Tennessee.

True Copy Certification R-1407-TN-1936002

I, Kenna Craven, do hereby make oath that I am a licensed 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
KENNA CRAVEN

State of TEXAS

County of DALLAS

Personally appeared before me, ~~[Name of Notary]~~ Melissa Nettles, a notary public for this county and state, ~~[name of person making certification]~~ KENNA CRAVEN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MELISSA NETTLES
Notary Public, State of Texas
My Commission Expires
September 21, 2016

Notary's Signature

My Commission Expires: 09-21-2016
Notary' Seal (if on paper)