BILL GARRETT, Davidson County
Trans: T20140085323 DEEDWARR
Recvd: 11/12/14 13:50 2 pgs
Fees: 13.00 Taxes: 156.33
20141112-0104349

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $42,250.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Preston Properties of Nashville, LLC 1120 Stockell Street Nashville, TN 37207	New Owner	08203018500

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ressie Lee McClain,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Preston Properties of Nashville, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the plan of the Benedict Land Co.'s Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for said County.

Said Lot No. 99 fronts 50 feet on the westerly margin of Stockell Street and extends back between parallel lines 176 feet, more or less, to an 18 foot alley.

Being the same property conveyed to Ressie Lee McClain, a single woman, by Warranty Deed from James I. Therber, and wife, Annie Inez Therber, recorded on October 12, 1973 in Book 4755, Page 160, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1120 Stockell Street, Nashville, TN, 37207**

This conveyance is subject to the following: all matters appearing of record in Plat Map Book 332, Page 40, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 31st day of October, 2014.

Ressie Lee McClain, by James A. McClain, Jr., her Attorney in fact

Ressie Lee McClain, by James A. McClain, Jr., her
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **James A. McClain, Jr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Ressie Lee McClain.**

Witness my hand and official seal at this 31st day of October, 2014.

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Notary Public

My Commission expires: 5/30/2017

FILE NO: 2014103312