BILL GARRETT, Davidson County
Trans:T20140086728 DEEDWARR
Recvd: 11/18/14 09:53 2 pgs
Fees:13.00 Taxes:769.60
20141118-0106145

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of November, 2014

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kyle McClain, a single man		161 10 0A 018.00
(NAME)	(NAME) Same address	
5440 Village Way		
(ADDRESS)	(ADDRESS) as new owner	
Nashville 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eight Thousand And No/100 Dollars ($208,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ardrea J. Ondera, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kyle McClain, a single man**, 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:

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. 37, on the Plan of Phase One, Villages of Brentwood of record in Book 5200, Page 613, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same premises conveyed to Ardrea J. Ondera by Warranty Deed from MTLC Properties, LLC dated November 27, 2012 and recorded December 7, 2012 in Instrument No. 20121207-0113065, in said Register's Office for Davidson County, Tennessee.

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 5440 Village Way, Nashville, TN 37211

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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 14th day of November, 2014.

Andrea J. Ondera

STATE OF Tennessee

County OF Rutherford

I, Undersigned, a Notary Public for the Said County and State, do hereby certify that Andrea J. Ondera, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th of November, 2014.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.

My Comm. Expires
May 5, 2015

File Number: AHA-141944