WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benjamin Searcy and Mary Ella Searcy, husband and wife	New Owner	147 02 0 120.00
(NAME)	(NAME)	
445 Bellingrath Drive		
(ADDRESS)	(ADDRESS)	
Nashville 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Peter L. McClain, Jr. and Sarah McClain, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin Searcy and Mary Ella Searcy, 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:

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. 154 on the Plan of Abbay Hall, Section II, of record Plat Book 2331, page 38, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
Being the same premises conveyed to Peter Livingston McClain Jr., unmarried by Warranty Deed from Darren Coffing, married dated July 27, 2012 and recorded August 01, 2012 in Instrument No. 20120801-0067723 in the said Register's Office for Wilson 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 445 Bellingrath Drive, Nashville, TN 37211

File Number: GRN-142268

BILL GARRETT, Davidson County
Trans:T20140094297 DEEDWARR
Recvd: 12/17/14 09:33 2 pgs
Fees:13.00 Taxes:888.00
20141217-0115236

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 20th day of November, 2014.

Peter L. McClain, Jr.

Sarah McClain

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Peter L. McClain, Jr. and Sarah McClain, husband and wifethe within named bargainor, 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, this the ~~26th~~ 20th KAH of November, 2014.

Notary Public

My Commission Expires: 09-11-2017

(SEAL)

KAREN A HODGE
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

File Number: GRN-142268