BILL GARRETT, Davidson County
Trans:T20150084075 DEEDWARR
Recvd: 10/02/15 11:57 2 pgs
Fees:13.00 Taxes:1073.00
20151002-0100486

G#27630-2

WARRANTY DEED

State of Tennessee
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2015.

Notary Public

My commission expires: 3-7-17

(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sean T. Fleming	**Farmington Mortgage, a division of CapStar Bank**	**07115034400**
1125 North 2nd Street	**2002 Richard Jones Road, #300 A**	
Nashville, TN 37207	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lester C. McClain, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean T. Fleming, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, 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. 68 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 Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lester C. McClain by Cash Deed dated June 12, 1998, from the Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 10977, Page 67, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR HIS SPOUSE.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved property, known as: **1125 North 2nd Street, Nashville, TN 37207**.

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 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, 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 my/our hand(s) this **25th** day of **September, 2015.**

Lester C. McClain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **September, 2015.**

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017