This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/19/16 12:00 3 pgs
Fees:18.00 Taxes:1054.50
20160119-0005050

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of January, 2016, by and between John Kaul, also known as John D. Kaul, an unmarried man, party of the first part, and Lester McClain and wife, Virginia McClain, an unmarried man, party of the second part.

WITNESS: That for and in consideration of Two Hundred Eighty Five Thousand Dollars and no/100 Dollars ($285,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Parcel #1: 3400 Meadow Court, aka 1804/1806 Westchester Drive, Nashville, TN 37207
Map and Parcel: 050-03-0-005.00

Land in Davidson County, Tennessee, being Lot No. 72, on the Plan of Section III, Willow Creek Subdivision, of record in Book 5200, Page 631, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to John Kaul by virtue of that certain Warranty Deed dated September 25, 2007, at Instrument No. 20071003-0118085 in the Register's Office of Davidson County, Tennessee.

Parcel #2: 3636/3638 Willow Creek Court, Nashville, TN 37207
Map and Parcel: 050-02-0-040.00

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Willow Creek Subdivision, Section II, a plat of which is of record in Book 5200, Page 630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for further description of said property.

Being all or part of the same property conveyed to John D. Kaul by virtue of that certain Warranty Deed dated April 30, 1996, at Book 10042, Page 182 in the Register's Office of Davidson County, Tennessee.

Parcel #3: 3625/3627 Willow Creek Court, Nashville, TN 37207
Map and Parcel: 050-02-0-037.00

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Willow Creek Subdivision, Section II, a plat of which is of record in Book 5200, Page 630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for further description of said property.

Being all or part of the same property conveyed to John D. Kaul by virtue of that certain Warranty Deed dated April 30, 1996, at Book 10042, Page 182 in the Register's Office of 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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for 2016 property taxes, a lien not yet due and payable, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John Kaul

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John Kaul, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of January, 2016.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.3.17

Property Owner & Address: Lester and Virginia McClain
1214 Concord Hunt Dr
Brentwood, TN 37027

Tax Parcel No 050-03-0-005.00/050-02-0-040.00/050-02-0-037.00

Property Addresses: 1804/1806 Westchester Drive
Nashville, TN 37207

3636/3638 Willow Creek Court
Nashville, TN 37207

3625/3627 Willow Creek Court
Nashville, TN 37207

MAIL TAX BILLS TO: Lester McClain
P. O. Box 158485
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $285,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of January, 2016.

MAR 08 2016

Notary Public

My Commission Expires:

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer C. Cole 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

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE