Davidson County DEEDWARR
Recvd: 01/28/16 09:43 3 pgs
Fees:18.00 Taxes:407.00
20160128-0008203

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 $110,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2015.

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
Charra McClain 533 Rockwood Drive Hermitage, TN 37076	New Owner	086-11-0-008.00

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, **The Rockwood Jose Family Limited Partnership,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Charra Lee J. McClain, Unmarried** 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. 36 on the Plan of Section Three, Hermitage Woods of record in Plat Book 5050, Page 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Rockwood Jose Family Limited Partnership, dated the 12th day of February, 2007 by Quit Claim deed from Jonathan and Selene Jose of record in Instrument No. 20070212-0017826 Register's Office for Davidson County, Tennessee, dated February 12, 2007 and recorded on February 12, 2007.

This property is improved property known as **533 Rockwood Drive, Hermitage, TN, 37076**

This conveyance is subject to the following: (1) Taxes for the year 2015 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 5050, Page (s) 109 and 110; (3) Restrictions of record in Book 5211, Page 812, as amended in Book 5239, Page 850 and Book 6145, Page 135; but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Restrictions of record as Instrument Number 20040723-0088103 and 20070818-0099906 but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the 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 ~~22nd~~ 23 day of October, 2015.

The Rockwood Jose Family Limited Partnership

By: _____
Jonathan Jose
Its: General and Limited Partner

By: _____
Selene Jose
Its: General and Limited Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jonathan Jose and Selene Jose, General and Limited Partners for The Rockwood Jose Family Limited Partnership,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership as such General and Limited Partners.

Witness my hand and official seal at this the ~~22nd~~ 23 day of October, 2015.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2015093905

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

True Copy Certification

I, **M. Kevin Heffleman**, 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

CECILIA M. HENSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cecilia M. Hensley, a notary public for this county and state, M. Kevin Heffelman, 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: 4/9/2019