BILL GARRETT, Davidson County
Trans:T20160029902 DEEDWARR
Recvd: 04/13/16 09:54 2 pgs
Fees:13.00 Taxes:573.50
20160413-0035266

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 $155,000.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
The Kirkland Avenue Trust Po Box 160772 Nashville, TN 37216	New Owner	072-07-0-017.00

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, **Angela D. McClain,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Trey Cain, Trustee of The Kirkland Avenue Trust,** hereinafter called the Grantee(s), the Trustee's successors 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. 6 on the Plan of Resubdivision of Lots 26, 27, 28 and easterly 50 feet of Lot No. 29 Inglewood Place of record in Plat Book 4660, Page 140, 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 Angela D. McClain, umarried by Warranty deed from Mona L. Tate, unmarried of record in Instrument No. 20040302-0023499 Register's Office for Davidson County, Tennessee, dated February 26, 2004 and recorded on March 02, 2004. (Value of consideration shown in aforementioned deed $58,200.00.)

This property is improved property known as 1221 Kirkland Avenue, Nashville, TN, 37216.

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 11th day of April, 2016.

Angela D. McClain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angela D. McClain** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 11th day of April, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016024248

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON