Rect Return

SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20160068802 DEEDWARR
Recvd: 08/09/16 10:31 2 pgs
Fees:13.00 Taxes:693.75
20160809-0082680

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1212**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/05/2016**, by and between **Brandie McClain, married**, parties of the first part, and **Belafonte Gregory, Jr., and Shamekia Gregory, Husband and Wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Whites Creek**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Cobblestone Creek Phase One as shown by plat of record in Instrument #200506100-0066806 (erroneously conveyed as Instrument #20040804-0093431 on previous deed of record) in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brandi L. McClain, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 10/31/2005 of record in Instrument No. 20051103-0133049, Register's Office for Davidson County, Tennessee.

Seller acknowledges and confirms said property was never martial property.

This conveyance is made subject to: All Existing Easements and Restrictions of Record

Parcel ID # **41 1A 47 CO**

☒ Improved **5428 Daniel Ray Dr, Whites Creek, TN 37189**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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

The signature of Brndi McClain is signed by her duly

duly appointed Attorney-in-fact Donnie Ray McClain, pursuant to the Power of Attorney recorded in Instrument #20160809-0082679 Register's Office for Davidson County, Tennessee.

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

Brandi McClain
By Donnie Ray McClain
Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me personally appeared **Donnie Ray McClain**, with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Brandi McClain** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Brandi McClain** as his free act and deed.

Witness my hand and Notarial Seal this 5th day of August, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Belafonte Gregory, Jr. and Shamekia Belafonte**

and Address: **5428 Daniel Ray Dr, Whites Creek, TN 37189**

Mail tax bills to: New Owner 5428 Daniel Ray Dr
Whites Creek TN 37189

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$188,500.00~~ $187,500.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 5th day of August, 2016..

Notary Public

My Commission Expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY