WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/16 13:56 3 pgs
Fees:18.00 Taxes:634.55
20160817-0085977

File No. 0002035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00.

Jessica Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Y McClean	Farmington Mortgage, A Division of Capstar Bank	150-05-0-343-00
(NAME)		
352 Cedarcliff Road	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jeremy Locke and Jessica Locke, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Y McClean, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR 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. 72 on the Plan of Phase 1, Forest View Park, Section V of record in Plat Book 6250, Page 203, as amended by a Surveyor's Certificate of Correction of record in Book 6565, Pages 61, 62, and 63 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 Jeremy Locke and Jessica Locke, husband and wife by Warranty deed from Eric Sox of record in Instrument No. 20141002-0090837 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 2, 2014.

Being the same property conveyed to Eric Sox by Substitute Trustee's Deed deed from Ronald W. Sleigh as Trustee for the benefit of Mortgage Electronic Regiestration Systems, Inc. of record in Instrument No. 20140623-0054570 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 23, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 352 Cedarcliff Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 12th day of August, 2016.

Jeremy Locke, by Leslie Membrillo, attorney in fact

Jeremy Locke by Leslie Membrillo, attorney in fact

Jessica Locke, by Leslie Membrillo, attorney in fact

Jessica Locke by Leslie Membrillo, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leslie Membrillo, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 12th day of August, 2016.

Julie Hamilton State of Tennessee Notary Public Davidson County

Notary Public

My commission expires: 7/3/2017

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie Membrillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Jeremy Locke and Jessica Locke, and that this instrument was executed on behalf of the said Jeremy Locke and Jessica Locke for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument Number 20160817-0085976, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 12th day of August, 2016.

Notary Public

My Commission Expires: 7/3/2017

Julie Hamilton State of Tennessee Notary Public Davidson County

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206



Certificate of Authenticity

I, Jennifer Chandler-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 Chandler-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: 01-06-2020