BILL GARRETT, Davidson County
Trans:T20160076960 DEEDWARR
Recvd: 09/01/16 15:58 2 pgs
Fees:13.00 Taxes:277.50
20160901-0092299

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

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of August, 2016, by and between Joyce Renee McClain, by Deborah Thompson, unmarried, party of the first part, and Monica Breedlove, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) 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:

Land in Davidson County, Tennessee, being part of Lot 10 on the University Plan of Lots, of record in Book U Page 212, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the westerly margin of First Avenue South, formerly Maple Street, at the northeast corner of the Hendrix property of record in Book 4854, Page 450, Register's Office for Davidson County, Tennessee; thence with the westerly margin of First Avenue South, northwardly 80 feet to the southeast corner of Elm Hill Development Company* Southerly line westwardly 188 feet to the easterly margin of an alley; thence with said alley southwardly 80 feet to Hendrix's northwest corner; thence with Hendrix's northerly line, eastwardly 188 feet to the point of beginning.

* of record in Book 5163, page 117 Register's Office for Davidson County, Tennessee; thence with Elm Hill Development Company's

Being all or part of the same property conveyed to Joyce Renee McClain by virtue of that certain Quit Claim Deed dated August 10, 2001, and being of record at Instrument No. 20010824-0091726 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), her 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 year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book U, Page 212 in said Register's Office, Tennessee; and I do further covenant and bind myself, myheirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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.

Joyce Renee McClain by Deborah Thompson attorney in fact
Joyce Renee McClain, by Deborah Thompson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2016, before me personally appeared Deborah Thompson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Joyce Renee McClain and acknowledged that she executed the same as the free act and deed of the said Joyce Renee McClain.

WITNESS my hand and official seal at office this 30th day of August, 2016.

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jacqueline G Brown
Notary Public

Property Owner & Address:	Monica Breedlove 1013 1st Ave S., Nashville, TN 37210
Tax Parcel No	09315034600 and 09315034500
Property Address:	1013 & 1015 1st Ave. S Nashville, TN 37210
MAIL TAX BILLS TO:	owner at property address

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 ~~$50,000.00~~ *which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. *$75,000.00

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

