Commitment Number: 21363721
Seller's Loan Number: _____

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Davidson County DEEDWARR
Recvd: 10/03/16 08:11 4 pgs
Fees:23.00 Taxes:222.00
20161003-0103636

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**ELBERT H. MCCLAIN**, 860 ANTIQUITY DRIVE, FAIRFIELD, CA 94534

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 08101000900 AND 08101000800**

## GENERAL WARRANTY DEED

**WILLA F. MCCLAIN NKA WILLA JEAN FEATHERSTONE**, AN UNMARRIED PERSON, whose mailing address is **1901 HAILEY AVENUE, NASHVILLE, TN 37218**, hereinafter grantor, for $60,000.00 (Sixty Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **ELBERT H. MCCLAIN**, hereinafter grantee, whose tax mailing address is **860 ANTIQUITY DRIVE, FAIRFIELD, CA 94534**, the following real property:

**Land in Davidson County, Tennessee, being Lot No. 47 and the Northerly 25 feet of Lot No. 48 on the Plan of Hailey's Subdivision of part of Block 5, G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County, and also being shown as Lots Nos 16 and 20, inclusive, of Block "B" on the Plan of an unrecorded Subdivision of certain lots in Hailey's Subdivision. Said Lot No. 47 and part of Lot No. 48, or said Lots Nos. 16 and 20, inclusive, of Block "B", front together 125 feet on the northwesterly side of Hailey Avenue and extend back between parallel lines 150 feet to a dead line.**

**Being the same parcel conveyed to Willa F. McClain from Ronald E. Packingham, Neva Jo Packingham, Burton J. Bogitsh and Mafoi C. Bogitsh and James Norris and Jane Norris, by**

# True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, 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: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**virtue of a deed dated 7/10/1990, recorded 7/13/1990, in deed book 8151, page 978, as instrument no. 41223 county of Davidson, state of Tennessee.**
**Property Address is: 1901 HAILEY AVENUE, NASHVILLE, TN 37218**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Sept. 29, 2016:

Willa F. McClain nka Willa Jean Featherstone
**WILLA F. MCCLAIN NKA WILLA JEAN FEATHERSTONE**

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 29, 2016 by **WILLA F. MCCLAIN NKA WILLA JEAN FEATHERSTONE** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

Gloria M. Jackson
Notary Public

State of Tenn.
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29 day of Sept., 2016.

GLORIA M JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

(Seal)

Willa E. McClain NKA Willa Jean Featherstone
Affiant

Willa E. McClain NKA Willa Jean Featherstone
Print Name

Notary Public

My commission expires:
3-7-2017

Gloria M. Jackson
Print Name