BILL GARRETT, Davidson County
Trans:T20170018701 DEEDWARR
Recvd: 03/03/17 13:29 2 pgs
Fees:13.00 Taxes:444.00
20170303-0021399

NEW OWNER:

LESTER McCLAIN
1214 Concord Hunt Drive
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILENO: 17-0248

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel ID: 069-16-0-118.00

D E E D

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND and 00/100 DOLLARS ($120,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **DEER PARK HOLDINGS, LLC, a Kentucky limited liability company** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LESTER McCLAIN** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being **Lot No. 6**, as shown on the map entitled the Ashton Subdivision of the L. M. Lewis Farm Bordoux, Tennessee, of record in Book 421, page 19, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to **Deer Park Holdings, LLC**, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee of Argent Mortgage Securities, Inc., Asset-Backed Pass Through Certificates Series 2004-W411, Under the Pooling and Servicing Agreement Dated as of October 1, 2004, by AMC Mortgage Services Inc., Attorney-In-Fact, dated October 13, 2006, and of record in Instrument Number 20061023-0131031, in the Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> This is not the principal residence of the Grantor.
>
> THIS IS IMPROVED PROPERTY, with an address of 3505 John Mallette Road, Nashville, TN 37218.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 421, page 19, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 24th day of February, 2017.

DEER PARK HOLDINGS, LLC

By: _____
GLENN M. SALYER, MANAGER

NOTARIZE

COMMONWEALTH OF KENTUCKY

COUNTY OF Powell

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **GLENN M. SALYER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Manager** of **DEER PARK HOLDINGS, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 24th day of February, 2017.

Stephenia M Hensley
NOTARY PUBLIC

NOTARY PUBLIC STATE AT LARGE, KENTUCKY STEPHENIA M HENSLEY

My commission expires: 08/22/2020

****

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00 .

_____
AFFIANT

Sworn to and subscribed to before me this the 28th day of February, 2017.

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 10/29/19