WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170041073 DEEDWARR
Recvd: 05/15/17 10:56 2 pgs
Fees: 13.00 Taxes: 603.10
20170515-0047862

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$163,000.00~~ $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Rocklyn Sizemore	new owner	172120D46000
(NAME)	(NAME)	
7230 Althorp Way, W10		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Larry J. McClain and wife, Nancy A. McClain**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jacob Rocklyn Sizemore, unmarried**, hereinafter called the GRANTEE (S), 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 Unit W-10, of Building W, as shown on Exhibits B1 and B7, of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lennox Village, a Traditional Neighborhood Development Annexing Additional Property to The Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Section Two to The Town Center Homes), of record at Instrument No. 200503240032209, as amended in Instrument No. 200508150096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the plan of Section 2, The Town Center Homes at Lennox Village, of record in Instrument No. 200503220031182, in the Register's Office for Davidson County, Tennessee. Declaration of record in Instrument No. 200203150032826, Supplemental Declaration of record in Instrument No. 200503240032209 and First amendment to Supplemental Declaration of record in Instrument No. 200508150096405. (erroneously shown as Instrument No. 200503240033209 instead of 200503240032209 in Warranty Deed Instrument No. 201307090070719).

Being the same property conveyed to Larry J. McClain and wife, Nancy A. McClain by Warranty Deed from Sean Bowman, married, dated June 28, 2013, of record in Instrument No. 201307090070719, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument No. 200503220031182; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 200203150032826, Supplemental Declaration of record in Instrument No. 200503240032209, First Amendment to Supplemental Declaration of record in Instrument No. 200508150096405, Charter of record in Instrument No. 200204120045831 and Instrument No. 200310160153550, and Instrument No. 200203150032825; (3) Stormwater Detention Agreement of record in Book 7361, Page 230 and Instrument No. 200204080042676; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 200309230140666; (5) Open Space Map of record in Instrument No.

200611030136911:, (6) Grant of Easement of record in Instrument No. 201306260065783 and Instrument No. 201309160097049, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7230 Althorp Way, W10, Nashville, TN 37211
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 11th day of May, 2017.

Larry J. McClain

Nancy A. McClain

State of Tennessee
County of Williamson

Personally appeared before me Larry J. McClain and Nancy A. McClain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2017.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129