BILL GARRETT, Davidson County
Trans:T20170041874 DEEDWARR
Recvd: 05/17/17 10:11 2 pgs
Fees:13.00 Taxes:268.25
20170517-0048784

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 12th day of May, 2017, by and between Marcella McClain, Executor of The Estate of Ernest L McClain, Docket No. 2016PR352 in the Probate Court of Wilson County, Tennessee , and Marcella McClain, Individually, party of the first part, and Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company, 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 Lot No. 398 Maury & Claiborne's Addition to Nashville, Tennessee, a plan which is of record in Book 21, Page 84-85, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Ernest McClain by virtue of that certain Warranty Deed dated May 27, 2014, and being of record at Instrument No. 20140527-0045264 in the Register's Office of Davidson County, Tennessee. Ernest McClain died testate on October 22, 2016. His will has been probated at Docket No. 2016PR352 in the Probate Court of Wilson 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 21, Page 84-85 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Marcella McClain, Executrix

Marcella McClain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Marcella McClain, ~~Executor of The Estate of Ernest L McClain, Docket No. 2016PR352 in the Probate Court of Wilson County, Tennessee~~ INDIVIDUALLY AND AS , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of May, 2017.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Marcella McClain, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of May, 2017.

Notary Public

My Commission Expires: _____

Property Owner & Address: Rhythm Homes and Development, LLC
6551 Pernod Ave.
St. Louis, MO 63139

Tax Parcel No 10503013000

Property Address: 47 Wharf Ave
Nashville, TN 37210

MAIL TAX
BILLS TO: Rhythm Homes and Development
6551 Pernod Ave.
St. Louis, MO 63139

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 $72,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of May, 2017.

Notary Public

My Commission Expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020