NEW OWNER:
JUSTIN W. MCCLAIN
2270 FREDERICK DOUGLASS BLVD., APT. 7J
NEW YORK, NY 10027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

BILL GARRETT, Davidson County
Trans:T20170061371 DEEDQC
Recvd: 07/18/17 14:18 2 pgs
Fees:12.00 Taxes:0.00
20170718-0072343

Map & Parcel No.: 08007003700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **LESTER C. MCCLAIN**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **JUSTIN W. MCCLAIN**, his successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 514, as shown on the map entitled the Plan of Bordeaux Hills, Section 6, of record in Plat Book 3842, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lester C. McClain and Justin W. McClain by Warranty Deed from Phillip Coleman as the sole Heir at Law of Lorenza P. Coleman, dated July 30, 2015, and of record in Instrument No. 20150803-0076701, in the Register's Office for Davidson County, Tennessee.

This is <u>IMPROVED</u> property known as: 3324 PANORAMA DRIVE, NASHVILLE, TENNESSEE 37218.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 13th day of July, 2017.

LESTER C. MCCLAIN

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LESTER C. MCCLAIN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2017.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 13th day of July, 2017.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018