BILL GARRETT, Davidson County
Trans:T20170069587 DEEDWARR
Recvd: 08/11/17 09:27 2 pgs
Fees:13.00 Taxes:1017.50
20170811-0082297

WARRANTY DEED

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$260,000.00~~ $275.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of July, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michelle Jackson	Magnolia Bank	052 14 0A 008.00
(NAME)	(NAME)	
2521 Pennington Bend Rd, Unit 115	101 Winston Ways, Ste. D	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Campbellsville, KY 42718	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael McClain and Ashley McClain, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michelle Jackson, a married woman**, hereinafter called the Grantees, their heirs and 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 No. 8 on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument Number 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. See also Master Deed of record in Instrument Number 20040811-0097169, as amended in Instrument Number 20070928-0115984, said Register's Office.

Being the same property conveyed to Michael McClain, an unmarried person by Warranty Deed from Richard Puncochar d/b/a Pennington Partners dated December 28, 2005 and recorded December 30, 2005 as Instrument No. 20051230-0156493, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Michael McClain and Ashley McClain, husband and wife by Quitclaim Deed from Michael McClain dated November 15, 2013 and recorded November 21, 2013 as Instrument No. 20131121-0120129, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2521 Pennington Bend Rd, Unit 115, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 31 day of July, 2017

Michael McClain

Ashley McClain

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael McClain and Ashley McClain, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-174639SSO