WARRANTY DEED

Bill Garrett Davidson County
Batch# 18328 DEEDWARR
10/26/2017 09:09:30 AM 2 pgs
Fees: $13.00 Taxes: $497.65
20171026-0109742

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 05 DAY OF October, 2017

Notary Public

MY COMMISSION EXPIRES: 5-27-2017

(AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2017-1404

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette J. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 1284 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal Sea Inc	Same As New Owner	082 12 0 101.00
(NAME)	(NAME)	
1119 Mary Evelyn Ct	1119 Mary Evelyn CT	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael D. McClain and wife, Karen C. McClain,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crystal Sea, Inc. 401K Trust Roth FBO Ken Cunningham,** 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 Lot No. 282 on the Plan of Hermitage Estates, Section II of record in Plat Book 3700, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael D. McClain and wife, Karen C. McClain by Quitclaim deed from Michael McClain and wife, Karen C. McClain and Dwaine Setzer and wife, Shirley A. Setzer of record in Book 10200, page 231, Register's Office for Davidson County, Tennessee, dated September 20, 1996 and recorded on September 24, 1996.

Subject to: Property taxes have been prorated and paid at transfer, Subject to all matters shown on the Plan of record in Plat Book 3700, Page 123, Register's Office for Davidson County, Tennessee. Easements as set forth in instrument of record in Book 4132, Pages 609 and 610, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6581, Page 227, in the Register's Office for Davidson County, Tennessee.

This property, known as 4219 Sweden Drive, Hermitage, TN 37076
(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 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, 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 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 my/our hand(s) this 25th DAY OF Oct, 2017.

Michael D. McClain

Karen C. McClain by Michael D McClain, her power of attorney

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael D. McClain,** with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October, 2017.

Notary Public My Commission Expires: 7-11-2020

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson TN

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Michael D. McClain, Attorney-in-Fact for Karen C. McClain,** the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Karen C. McClain, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 25th day of October, 2017.

Notary Public My Commission Expires: 7-11-2020

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My Commission Expires: 4-11-2020

ANGELA R WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020