Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 56481 DEEDWARR
02/08/2018 11:16:33 AM 3 pgs
Fees: $18.00 Taxes: $216.16

20180208-0012796

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $58,423.00

Affiant

Subscribed and sworn to before me, this the 7 day of November, 2017.

Notary Public

My commission expires: 3-24-2019
(AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mike McLain	**New Owner**	**Part of 130130A018.00CO**
660 Belle Park Circle		
Nashville, TN 37205		

FOR AND IN 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, I,

Thomas Lynn Black, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mike McLain and wife, Jane McLain

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:

See Exhibit A, attached

Being part of the same property conveyed to Thomas Lynn Black, unmarried, by deed from W. Hugh Nelson Builders, LLC, a Tennessee limited liability company, of record in Instrument Number 20070912-0109541, dated November 6, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is being made in accordance with the Revised Plan of record of Lots 15 and 17, of record in Plat Book _____, page _____, being simultaneously recorded herewith, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (____) Unimproved (_XX___) property known as **Part of Lot 17, Jardin de Belle Park, Nashville, TN 37205.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 15th day of November, 2017.

Thomas Lynn Black

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas Lynn Black** , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of **November, 2017.**

Notary Public

My Commission Expires: 5-23-2018

KRISTIN SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2018

KRISTIN SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Jesse Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Being a parcel of land in the 34th Councilmanic District of Davidson County, Tennessee and located on the west margin of Belle Park Circle, north of Forrest Park Drive and west of Page Road, said parcel being a portion of Parcel 018.00CO as shown on Map 130-13 A, and said parcel being a portion of Lot 17 on the Final Plat of Fifth revision Jardin de Belle Subdivision as evidenced in Plat Instrument Number 20150821-0084427, of record in the Registers office of Davidson County Tennessee (RODCT) and belonging to Thomas Black, and being more particularly described as follows:

BEGINNING at an iron pin located on the west margin of Belle Park Circle, said pin being the northeast corner of the property herein described and said iron pin being the southeast corner of Parcel 016.00CO as shown on Map 130-13 A, said parcel being Lot 15 on said plat, belonging to Mike and Jane McClain, and said iron pin also being the northeast corner of Lot 17, thence;

1. With the west margin of Belle Park Circle, South 05 degrees 33 minutes 09 seconds West, a distance of 16.00 feet to a point, said point being the southeast corner of the property herein described, thence;

2. Leaving the west margin of Belle Park Circle, and severing Lot 17, North 84 degrees 26 minutes 51 seconds West, a distance of 54.92 feet to a point, said point being a new interior corner of the property herein described, thence:

3. Continuing to sever Lot 17, North 05 degrees 33 minutes 09 seconds East , a distance of 14.33 feet to a point, said point being a new interior corner of the property herein described, thence:

4. Continuing to sever Lot 17 , North 84 degrees 26 minutes 51 seconds West, a distance of 57.98 feet to a point, said point being on the east margin of Maybelle lane, and said point being the southwest corner of the property herein described, thence;

5. With the margin of Maybelle lane, North 05 degrees 42 second 02 minutes East, a distance of 1.67 feet to a point, said point being the northwest corner of the property herein described, and said point being the southwest corner of Lot 15, and said point being the northwest corner of Lot 17, thence;

6. With the line common to Lots 15 and 17, South 84 degrees 26 minutes 51 seconds East, a distance of 112.89 to an iron pin, said iron pin being the BEGINNING, containing 975 square feet more or less, according to a survey dated October 31, 2016 by Jesse E. Walker, RLS.