NEW OWNER:

JUSTIN W. MCCLAIN
1020 PIEDMONT AVE NE, UNIT 1302
ATLANTA, GA 30309

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: 18-1166

Map & Parcel 05905002100

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 124915 **DEEDWARR**
08/06/2018 01:40:11 PM 3 pgs
Fees: $18.00 Taxes: $617.90

20180806-0077103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Seven Thousand and 00/100 Dollars ($167,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LARRY W. FORIEST** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JUSTIN W. MCCLAIN**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 108 on the Plan of Buena Vista Estates, Section 2, as shown on the plat of the same of record in Plat Book 3842, Page 257, 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 LARRY W. FORIEST by Quitclaim Deed from Foriest Living Trust, Johnny Foriest, Trustee, dated September 30, 1998 and the Foriest Family Trust, Johnny Foriest, Trustee, dated October 28, 2002, and of record in Instrument No. 20030109-0004350, which is a correction of the Quitclaim Deed, of record in Instrument No. 20021028-0131569, both in the Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **4908 TRUMPET CIRCLE, NASHVILLE, TN 37218**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3842, Page 257, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed, subject to tenants rights.

This property is being sold "AS IS".

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of July, 2018.

LARRY W. FORIEST

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LARRY W. FORIEST**, 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 30th day of July, 2018.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$167,000.00** .

Janel Johnson
AFFIANT

Sworn to and subscribed to before me this 30th day of July, 2018.

Debbie A. Serbin
NOTARY PUBLIC

My commission expires: 1-13-2021

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY