NEW OWNER:
LESTER C. MCCLAIN
1214 CONCORD HUNT DRIVE
BRENTWOOD, TN 37027

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: 18-1184

Map & Parcel No.: 05911024600

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 124940 **DEEDWARR**
08/06/2018 02:08:32 PM 3 pgs
Fees: $18.00 Taxes: $444.00

20180806-0077152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID BOTROUS** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LESTER C. 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. 570 on the Plan of Haynes Manor, Section 4, as shown on the plat of the same of record in Plat Book 4175, Page 90, 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 DAVID BOTROUS by Quitclaim Deed from Evette Savage, as Trustee of the Davidson 626 Lane Land Trust, a Tennessee Revocable Trust dated March 23, 2018, dated April 23, 2018, and of record in Instrument No. 20180426-0039281, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **626 LANE DRIVE, NASHVILLE, TN 37207**.

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 4175, Page 90, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURE hereto this 3rd day of August, 2018.

DAVID BOTROUS

DAVID BOTROUS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID BOTROUS**, 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 3rd day of August, 2018.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00** .

AFFIANT

Sworn to and subscribed to before me this 3rd day of August, 2018.

NOTARY PUBLIC

My commission expires:

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