WARRANTY DEED

Bill Garrett Davidson County
Batch# 135405 **DEEDWARR**
08/31/2018 08:50:25 AM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20180831-0086373

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachael McClain and Ann McClain	New Owner	15606001200
(NAME)	(NAME)	
971 Beech Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mark Metrick and wife, Loren Metrick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rachael McClain, an unmarried person and Ann McClain, married, as tenants in common with rights of survivorship** 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 770, Section 4, Harpeth Woods, as shown on plat of record in Plat Book 5200, Page 560, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark Metrick and wife, Loren Metrick in deed dated August 26, 2011 from Owen P. Grimenstein and wife, Allison G. Grimenstein of record in Instrument No. 20110829-0066500, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 971 Beech Bend Drive, Nashville, TN 37221
(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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter. - Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 5200, PAGE 560, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-AVE-18-911

Witness my/our hands this 29th day of August, 2018.

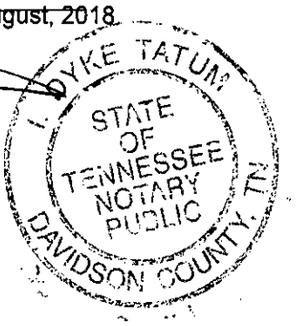
Mark Metrick

Loren Metrick

State of Tennessee
County of Davidson

On this 31st day of August, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Mark Metrick and Loren Metrick, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 31st day of August, 2018.



Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 18-McClain