# WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Lester C. McClain | Lester C. McClain | 060 02 0 191.00 |
| (NAME) | (NAME) | |
| 3144 Moorewood Dr | 1214 Concord Hunt Dr | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 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, I/WE, **Angelia Y. Swanson and Jonas Swanson, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lester C. McClain**, 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. 133, on the Plan of Parkwood Estates, Section 1, of record in Plat Book 2900, pages 119 and 120, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angelia Y. Swanson, married by Warranty Deed from Theodore O. Gardner and wife, Gladys M. Gardner dated July 9, 2001 and recorded July 24, 2001 as Instrument No. 20010724-0078434, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3144 Moorewood Dr. Nashville, TN 37207

Karen Y Johnson Davidson County
Batch# 154689 DEEDWARR
10/29/2018 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20181029-0106757

File Number: GRN-188505SSO

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, has 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 our hands this 25th day of October, 2018

Angelia Y. Swanson

Angelia Y. Swanson

Jonas Swanson by C. Michael Robinson as attorney in fact

Jonas Swanson, by C. Michael Robinson as attorney in fact

File Number: GRN-188505SSO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Angelia Y. Swanson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of October, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared C. Michael Robinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonas Swanson, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Jonas Swanson, for the purposes therein contained.

Witness my hand and official seal, this the 25th of October, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

**True Copy Certification**

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

File Number: GRN-188505SSO

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019