WARRANTY DEED

Karen Johnson Davidson County
Batch# 187464 DEEDWARR
01/23/2019 02:40:17 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20190123-0006762

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION ~~EXPIRES~~:

(AFFIX SEAL)

File No.: ALW-18-4903-SALE

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES BENNETT CAIN and LEEANN FLINN CAIN	F & M Bank	10303018900
(NAME) 4903 WYOMING AVENUE	(NAME) 10 Cadillac Dr. Suite 100	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CLEAR CREEK RENTALS, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **James Bennett Cain and LeeAnn Flinn Cain, husband and wife** , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Tract No. 1 : Being part of the E. A. Elam 5-acre tract of land in Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Wyoming Avenue, formerly 6th Street, 200 feet East of the Easterly margin of 50th Avenue North, as extended; thence with the Southerly margin of Wyoming Avenue Easterly 50 feet; thence Southerly and parallel with 50th Avenue North 150 feet; thence Westerly 50 feet; thence Northerly 150 feet to the beginning.

Being a portion the same property conveyed by Warranty Deed from Patricia A. Ogle, a single woman to Clear Creek Rentals, LLC, a Tennessee limited liability company, as recorded on the 4th day of December, 2018 in Instrument No. 20181204-0118325 and being a portion of Warranty Deed from Cecil A. Baker and wife Evonn H. Baker to Patricia A. Ogle a single woman, as recorded on the 26th day of September, 1983 in Deed Book 6143, Page 921, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4903 WYOMING AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 22nd day of January, 2019.

CLEAR CREEK RENTALS, LLC

BY: BRIAN RICHARDSON
ITS: MEMBER

BY: BRADLEY J. BARS
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of January, 2019, before me personally appeared BRIAN RICHARDSON, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of CLEAR CREEK RENTALS, LLC, the within named bargainor, a TENNESSEE limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of January, 2019.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of January, 2019, before me personally appeared BRADLEY J. BARS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of CLEAR CREEK RENTALS, LLC, the within named bargainor, a TENNESSEE limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of January, 2019.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171