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 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 19-0462

Map and Parcel 05911018700

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 224865 **DEEDWARR**
05/02/2019 12:15:03 PM 3 pgs
Fees: $18.00 Taxes: $544.92



20190502-0040937

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Seven Thousand Two Hundred Seventy-Six and 58/100 Dollars ($147,276.58)** cash in hand paid, the receipt of which is hereby acknowledged, **CONSTANCE V. WASHINGTON,** ("Grantor") has this day bargained and sold and by these presents does 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. 511, 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 Constance V. Washington by Quitclaim Deed from William L. Washington, dated September 12, 2001, and of record in Instrument No. 20030811-0113860, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to William L. Washington and wife, Constance V. Washington by Deed from Jarrett W. Utley and wife, Sandra Utley, dated September 4, 1973, and of record in Book 4749, Page 423, in the Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY more commonly known as 628 BALDWIN COURT, NASHVILLE, TENNESSEE 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 MY SIGNATURE hereto this 29th day of April, 2019.

Constance V. Washington

CONSTANCE V. WASHINGTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CONSTANCE V. WASHINGTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2019.

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 **$147,276.58**.

AFFIANT

Sworn to and subscribed to before me this 29th day of April, 2019.

NOTARY PUBLIC

My commission expires: _____

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