Karen Johnson Davidson County
Batch# 343969 DEEDWARR
01/15/2020 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20200115-0005537

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9453-8C

ADDRESS NEW OWNER:
James T. McLean
P.O. Box 100453
Nashville, TN 37224

SEND TAX BILL TO:
Owner

MORTGAGEE:

Parcel ID:
061-03-0-086.00 &
061-03-0-087.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **G-Team Real Estate Holdings, a Tennessee Partnership,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **James T. McLean**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:
>
> Being Lot No. 8 on the Map of Bradford Heights Subdivision, as of record in Book 1835, Page 84, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete description.
>
> Being part of the same property conveyed to G-Team Real Estate Holdings, a Tennessee General Partnership by Deed dated November 7, 2019 from Donna Ann Bates, Executrix of the Estate of Donald Wayne Tuck, of record in Instrument Number 20191108-01155390, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1006 Joyce Lane, Nashville, TN 37216. Possession is to be given on January 15, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of January, 2020.

G-Team Real Estate Holdings, a Tennessee Partnership

By: _____
Kevin Gaines, Partner

By: _____
Jackie Gaither, Partner

By: _____
Corey Ross, Partner

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Kevin Gaines, Jackie Gaither and Corey Ross** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Partners of G-Team Real Estate Holdings, a Tennessee Partnership,** the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 15th day of January, 2020.

_____
NOTARY PUBLIC

JUDITH DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/16/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$199,900.00**.

_____
AFFIANT

Subscribed and sworn to before me on this 15th day of January, 2020.

_____
NOTARY PUBLIC

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2.2.2021

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2-4-20