WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023
(AFFIX SEAL)

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

Karen Johnson Davidson County
Batch# 370402 DEEDWARR
03/10/2020 11:56:30 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20200310-0026806

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, suite 115 Brentwood,TN 37027

File No.: TN-20-00619

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexander Caicedo and Evelyn C. Caicedo	Gardner Financial services, LTD	
(NAME) 904 Hammack Drive	(NAME) 3503 Paesanos Pkwy	108-16-0-334.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty-Five Thousand And No/100 Dollars ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GREGORY MCCLAIN AND KRISTIN MCCLAIN, A MARRIED COUPLE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER CAICEDO AND EVELYN C. CAICEDO, A MARRIED COUPLE** 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. 127- B on the Plan of Zone Lot Division Lots 127 and 128, Percy Priest Woods, Section Four of record in Plat Book 6250, Page 356 and 357, as amended in Book 6250, Page 826 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory McClain and Kristin McClain, a married couple by Quitclaim deed from Kristin L Morrow nka Kristin McClain of record in Instrument No. 20180828-0085346 Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on August 28, 2018.

Being the same property conveyed to Kristin L. Morrow, unmarried by Warranty deed from Bradley Guzda, unmarried of record in Instrument No. 20081001-0099882 Register's Office for Davidson County, Tennessee, dated September 29, 2008 and recorded on October 01, 2008.

unimproved ☐
This is improved ☒ property, known as 904 Hammack Drive, Nashville, TN 37214
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Gregory McClain and Kristin McClain, husband and wife this 6th day of March, 2020

Gregory McClain

Kristin McClain

STATE OF TENNESSEE
COUNTY OF Wilson

On this 6th day of March, 2020, before me personally appeared Gregory McClain,and Kristin McClain, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 6th day of March, 2020

Commission Expires: 9-20-21

Notary Public

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)