RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013257

WARRANTY DEED

Karen Johnson Davidson County
Batch# 396300 **DEEDWARR**
05/06/2020 10:33:13 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20200506-0047195

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aldo Lopez and Josefina Cruz Ramirez 13657 Old Hickory Boulevard Antioch, TN 37013	Same address as new owner	182-00-0-058.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Thousand and 00/100 Dollars ($370,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES D. MCCLAIN, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALDO LOPEZ AND JOSEFINA CRUZ RAMIREZ**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a certain parcel of land located in the 2nd Civil District of Nashville-Davidson County, Tennessee also being parcel 58 of Property Map 182 for said county and State and being further described as follows:

Beginning at an iron rod situated in the southerly margin of Old Hickory Blvd.; said iron rod being eastwardly along said margin of said road 1,300 feet, more or less, from the easterly margin of Whittemore Lane; said iron rod also being the northeast corner of the Edward A. Johnson, etux property as recorded in Book 6260, Page 927, Register's Office, Davidson County, Tennessee (RODC, TN).

Thence leaving the said corner of the Johnson property and along the said margin of Old Hickory Blvd. S 87° - 40' - 00" E - 216.98 feet to an iron rod; said iron rod being the northwest corner of the Charles M. Lewis, etux property as recorded in Book 7339, Page 235 RODC, TN.

Thence leaving the said margin of Old Hickory Blvd. and along the westerly boundary line of the Lewis property and generally with a fence line S 01° - 32' - 20" W - 1,088.59 feet to an iron rod; said iron rod being situated in a northerly boundary line of the James Roy Jones, et ux property as recorded in Book 5030, Page 385 RODC, TN;

Thence leaving the said boundary line of Lewis and along the said boundary line of Jones and generally with a fence line S 88° - 41' - 47" W - 216.50 feet to an iron rod being situated in the easterly boundary line of the aforementioned Johnson property. Thence leaving the said Jones property and along the said boundary line of Johnson and generally with a fence line N 01° - 30' - 04" E - 1,102.33 feet to the point of beginning.
Containing 5.45 Acres (237,275 square feet).

BEING the same property conveyed to James D. McClain and wife, Betty M. McClain, by Quitclaim Deed from Zelma C. Moran, dated 3/8/1999 and recorded 4/8/1999 in Book 11422, Page 489; and being the same property previously conveyed to James D. McClain and wife, Betty M. McClain, with Zelma C. Moran having a life estate, by Quitclaim Deed from Zelma C. Moran, dated 1/9/1992 and recorded 1/15/1992 in Book 8528, Page 791; and being the same property previously conveyed to William T. Moran, Sr. and wife, Zelma C. Moran, by Warranty Deed from Hickory and Johnson Contractors, Inc., a Tennessee Corporation, dated 5/29/1962 and recorded 5/29/1962 in Book 3398, Page 257, in the Register's Office of Davidson County, Tennessee. The said William T. Moran, Sr. having since died. The said Betty M. McClain having since died on November 1, 2013, thereby vesting title in James D. McClain as surviving tenant by the entirety.

The address of the herein described property is believed to be 13657 Old Hickory Boulevard, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

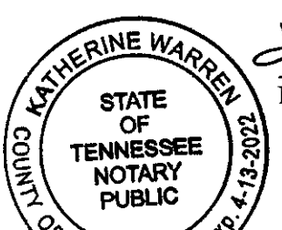
WITNESS MY/OUR HANDS, this the 24th day of April, 2020.

James D. McClain
JAMES D. MCCLAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James D. McClain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of April, 2020.



Katherine Warren
Notary Public
My commission expires: 4-13-22