Davidson County DEEDWARR
Recvd: 08/07/06 09:25 2 pgs
Fees:13.00 Taxes:1069.30

20060807-0096076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Jennifer Osborn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Terry McFarland	NEW OWNER	103-06-0
5608 Kendall Drive		GROUP
Nashville, Tennessee 32709		PARCEL 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Two Hundred Eighty Nine Thousand Dollars and Zero Cents ($289,000.00), cash in hand paid by the hereinafter named Grantees, and other *good and valuable* considerations, the receipt of which is hereby acknowledged, I, Jennifer Reid Osborn, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Terry McFarland and wife, Devon B. McFarland, 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.

BEING Lot No. 3 on the Plan of Brookside Court Addition No. 2 of record in Plat Book 1835, page 47, 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 James R. Osborn, III, a single person, by deed dated October 8, 1993, from Robert P. Hazlehurst and Elisabeth J. Mossop and F. Hamilton Hazlehurst of record in Book 9113, page 288, Register's Office for Davidson County, Tennessee; the said James R. Osborn, III, having since conveyed said property to James R. Osborn, III and wife, Jennifer Reid Osborn, as tenants by the entireties, by Quitclaim Deed dated September 12, 2000, of record as Instrument No. 20010112-0004207 in said Register's Office; the said James R. Osborn, III having since died on April 4, 2001.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 5608 Kendall Drive, Nashville, Tennessee 37209

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 28th day of July, 2006.

Jennifer Reid Osborn

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jennifer Reid Osborn, the bargainor, 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 Nashville, Tennessee, this 28th day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY