WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008
(AFFIX SEAL)

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 08/09/06 13:39 2 pgs
Fees:13.00 Taxes:358.16

20060809-0098049

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny McFarlin	Homecomings Financial	Map 52
(NAME) 1113 Idlewild Court	(NAME) 2101 Rexford, Ste. 250 W	Group 5-O-A
(ADDRESS) Madison, TN 37115	(ADDRESS) Charlotte, NC 28211	Parcel 220-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Vanessa J. Burks-Richardson, (F/K/A Vanessa J. Burks) and husband Roderick Richardson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny McFarlin,** 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. 4 on the Plan of Revised Idlewild Court, as shown of record in Book 6250, Page 371, as amended in Book 6250, Page 563 Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vanessa J. Burks by deed from Secretary of Housing and Urban Development of Washington D.C. filed of record 03/02/1993 in Book 8877, Page 646, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 6250, Page 371, as amended in Book 6250, Page 563, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 6514, Page 516, and Book 6620, Page 308, Register's Office of Davidson County, Tennessee.

Subject to charter for homeowners association as shown of record in Book 6629, Page 167, Register's Office for Davidson County, Tennessee.

Subject to quitclaim deed for common areas to homeowners association as shown of record in Book 6620, Page 311, Register's Office for Davidson County, Tennessee.

Subject to any homeowner/condominium association dues or maintenance fees that may be assessed.

unimproved ☐

This is improved ☒ property, known as 1113 Idlewild Court, Madison, TN 37115
(House Number) (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.

Witness my hand this 7th day of August, 2006.

Vanessa J. Burks-Richardson

Roderick Richardson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Vanessa J. Burks – Richardson, (F/K/A Vanessa J. Burks) and husband Roderick Richardson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 7th day of August, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray Notary Public