WARRANTY DEED

2930
book 188

Davidson County DEEDWARR
Recvd: 06/08/07 09:53 2 pgs
Fees:13.00 Taxes:558.33

20070608-0068760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,900.00

Kenneth Sowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2930

Box 18b

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Hassell	Regions Bank d/b/a Regions Mortgage	141060 18800 CO
(NAME)	(NAME)	
3203 Harpeth Springs Dr.	2050 Parkway office Circle RON-6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham AL 35244	
(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, Keely S. McFarland, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca Hassell, an unmarried woman, 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 Unit No. 188, as shown on the map entitled Riverbridge Community, of record as Instrument No. 20030213-001999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keely S. McFarland, by Warranty Deed dated September 26, 2003 from Beazer Homes Corp. d/b/a Phillips Builders, A Tennessee Corporation of record in Instrument No. 20031006-0147012, Register's Office for Davidson County, Tennessee. ~~Scrivner's affidavit~~ of record in Instrument No. 20070608-0068759 Power of attorney (B.T.)

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3203 Harpeth Springs Dr., Nashville, TN 37221-2385

(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 30 day of May, 2007.

Keely S. McFarland by Adolph Pompey

Keely S. McFarland

Atty in Fact

STATE OF GEORGIA

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keely S. McFarland, 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 _____, Georgia this _____ day of May, 2007.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of May, 2007, before me personally appeared Adolph Pompey, the person who executed the foregoing instrument on behalf of Keely S. McFarland, and acknowledged that he executed the same as the free act and deed of the said Keely S. McFarland, through Power of Attorney granted him by the said .Keely S. McFarland.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2007.

Commission expires:

Notary Public