WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Kenneth Snow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2007.

Tabitha N. Calhoun
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & Return To: 186
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205 #3030

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Pillow Jr.	NEW OWNER	33-3-B-78CO
(NAME)	(NAME)	
206 Ivy Hill Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Christopher K. McFarland, a married man and Jami L. McFarland, his wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Pillow Jr., 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. 52 on the Plan of Dry Creek Farms, Phase 2, Section 2 of record in Instrument No. 20050825-0101280, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher K. McFarland, a married man and Jami L. McFarland, his wife, by Warranty Deed dated May 11, 2006 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060516-0057104, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Christopher K. McFarland and Jami L. McFarland by Terry DeSelms as his/her/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070809 – 0095267, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 206 Ivy Hill Lane, Goodlettsville, TN 37072

(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.

Davidson County DEEDWARR
Recvd: 08/09/07 10:20 2 pgs
Fees:13.00 Taxes:582.75
20070809-0095268

Witness our hands this 3rd day of August, 2007.

Christopher K. McFarland

Jami L. McFarland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of August, 2007 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Christopher K. McFarland and Jami L. McFarland, and acknowledged that they executed the same as the free act and deed of the said Terry DeSelms, through Power of Attorney granted Terry DeSelms by the said Christopher K. McFarland and Jami L. McFarland.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2007.

Commission expires:

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry DeSelms, 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 official seal at Nashville, Tennessee this 3rd day of August, 2007.

Commission expires:

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY