20B

File No. 280401471

WARRANTY DEED

D. ANNETTE MAPLES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$99,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008.

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 12-1-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/21/08 14:08 2 pgs
Fees:13.00 Taxes:369.63

20080521-0052251

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua McFarlin	Franklin American Mortgage Company	Map 43.01 Parcel 128.00
(NAME) 308 Sarver Avenue	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Madison, TN 37115	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Jimmy E. Kleinert and Shelly L. Kleinert, husband and wife,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Joshua McFarlin, married

hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to -wit: BEING part of Lot "D" on the corrected Map of W. P. Ready Subdivision o f the Thornton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl, dated October 19, 1982 as follows: Beginning at an iron pin in the Southerly margin of Sarver Avenue , formerly Madison Avenue, at a point 75 feet West of the common corner of Lots D & E, thence South 04 degrees 30 minutes West 230.0 feet to an iron pin; thence South 80 degrees 20 minutes West 60 feet to an iron pin; thence in a Northerly direction 232.9 feet to an iron pin in the Southerly margin of Sarver Avenue; thence, with said Avenue in an Easterly direction 60 feet to the point of beginning.

BEING the same property conveyed to Jimmy E. Kleinert and Shelly L. Kleinert, husband and wife, as tenants b y the entirety, by Special Warranty Deed dated February 9, 2007, from Household Financial Center, Inc., of record by Instrument No. 20070213-0018226 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 308 Sarver Avenue, 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 16th day of May, 2008.

Jimmy E. Kleinert

Shelly L. Kleinert

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 Jimmy E. Kleinert and Shelly L. Kleinert, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of May, 2008.

Commission expires: 12/1/10

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

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RETURN TO:

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Goodlettsville, TN 37072