File No. 210030016

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018673 DEEDWARR
Recvd: 03/31/10 10:02 2 pgs
Fees:13.00 Taxes:658.60
20100331-0023842

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-21-12
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie R. Smith	~~NEW OWNER~~ Synovus Mortgage Corporation	103-4-390.00
(NAME) 4105 A Nebraska Ave.	(NAME) 2204 Lakeshore Drive, Suite 325	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham, AL 35209	
(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, Andrew V. MacFarland and Theresa L. MacFarland, husband and wife,** hereinafter called the grantors(s). have bargained and sold, and by these presents do transfer and convey unto **Leslie R. Smith, unmarried**, hereinafter called the grantee(s), HER 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. 53-A on the Plan of Zone Lot Division: The Westerly 50 ft. of Lot 53 of West End Annex of record in Plat Book 6250, Page 216, amending Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ANDREW V. MACFARLAND AND THERESA L. MACFARLAND, HUSBAND AND WIFE by deed from FREDERICK P. BROOKER, UNMARRIED of record in Instrument No. 20070131-0012881 on 01/29/2007 and filed for record on 01/31/2007, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 332, Page 61, Plat Book 6250, Page 216, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 4105 A Nebraska Ave., Nashville, TN 37209
(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), HER 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), HER 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 29th day of March, 2010.

Andrew V. MacFarland

Theresa L. MacFarland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Andrew V. MacFarland and Theresa L. MacFarland, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 29th day of March, 2010.

Commission expires:
9/23/13

Notary Public

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210030016
RETURN TO: