File No. 210110497

WARRANTY DEED

BOX 50-B
RETURN TO
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brendan Boles	SYNOVUS MORTGAGE	148-15-28
(NAME)	(NAME)	
5117 Wilmar Dr	8204 LAKESHORE Dr # 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	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, Grace McPherson and C. Michael McPherson, Trustees of The McPherson Family Trust dated October 17, 2006**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Brendan Boles, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Haileywood Estates, Section VII, as of record in Plat Book 2330, Page 104, 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 CHARLES T. MCPHERSON AND WIFE, GRACE A. MCPHERSON by Deed from GEORGE R. MCINTOSH AND WIFE, MARTHA P. MCINTOSH, dated 04/16/1965 and filed for record on 04/23/1965 in Book 3883, Page 140, Register's Office for DAVIDSON County, Tennessee. The said Charles T. McPherson is deceased.

Being the same property conveyed to GRACE MCPHERSON AND C. MICHAEL MCPHERSON, TRUSTEES OF THE MCPHERSON FAMILY TRUST DATED OCTOBER 17, 2006 by Deed from GRACE MCPHERSON, dated 08/24/2009 and filed for record on 08/27/2009 in Instrument No. 20090827-0080749, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 2330, Page 104, said Register's Office.

County of DAVIDSON taxes for the year 2011 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 5117 Wilmar Dr, Nashville, TN 37220
(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.

BILL GARRETT, Davidson County
Trans:T20100078512 DEEDWARR
Recvd: 12/14/10 09:42 2 pgs
Fees:13.00 Taxes:795.50
20101214-0099308

Witness my/our hands this 10th day of December, 2010.

Grace McPherson, Trustee

C. Michael McPherson , Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Grace McPherson and C. Michael McPherson, Trustees of the McPherson Family Trust Dated October 17, 2006, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purpose therein contained.

Witness my hand at office this 10th day of December, 2010.

Commission expires: 11/10/13

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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