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Realty Title

BILL GARRETT, Davidson County
Trans:T20120036717 DEEDWARR
Recvd: 05/18/12 10:34 2 pgs
Fees:13.00 Taxes:1581.75
20120518-0043191

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00 (427,500.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2012 Notary Public MY COMMISSION EXPIRES: 7-3-2012 (AFFIX SEAL)

VALERIE CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip James McFarland and Mary Leah Lowe	**REGIONS BANK DBA REGIONS MTG.**	11516009400
(NAME) 204 West Meade Drive	(NAME) **2050 PARKWAY OFFICE CIRCLE**	
(ADDRESS) Nashville, TN 37205	(ADDRESS) **BIRMINGHAM, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Christopher M. Thompson and** wife **Vickie Thompson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Leah Lowe and husband, Philip James McFarland, 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 2-B on the Plan of the re-subdivision of part of Lot 2 West Meade Farms, Section 2, of record in Book 6050, Page 532, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.. Excluded INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY FROM THIS CONVEYANCE are all oil, gas and minerals, on the under and above described property, which were reserved by prior owners in the chain of title by instrument of record in Instrument NO. 20100304-0016487, said Register's Office.

Being the same property conveyed to Christopher M. Thompson and wife, Vickie Thompson, by Warranty Deed from John M. Kurtz and Patricia A. Kurtz, dated February 26, 2010 and filed on March 4, 2010 in Instrument Number 20100304-0016487, Register's office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 204 West Meade Drive, Nashville, TN 37205

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, has 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 our hands this **16th** day of **May, 2012**

Christopher M. Thompson

Vickie Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Christopher M. Thompson and Vickie Thompson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **May, 2012**

Notary Public

VALERIE CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7-3-2012