# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/25/13 09:43 3 pgs
Fees:18.00 Taxes:1110.00
20131125-0120756

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2013

Notary Public

MY COMMISSION EXPIRES: 7-5-16.

(AFFIX SEAL)

MST 2013-0866

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Ronald McFarland | Same As New Owner | 161-08-0-010.00 |
| (NAME) | (NAME) | |
| 5207 Nolensville Pike | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37211 | | |
| (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, **Donna Gayle White,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Ronald McFarland,** 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:

**A certain tract or parcel of land in Davidson County, Tennessee, as follows:**

**Begin part of Lot 1 on the Map of Street Estate, of record in Minute Book H, page 601, of the County Court Clerk's Office, and being shown as a tract marked "Mrs. Frances E. Vaughan" on the Plan of Kingswood Park, as of record in Book 2900, page 70, Register's Office for said County, and described according to a survey by Kohl-Coode & Associates, dated October 8, 1974, as follow:**

**Beginning at a concrete monument in the westerly margin of Nolensville Road, at the southeast corner of McMurray Manor, Section 2, as recorded in Book 4300, page 162, Register's Office for said County; thence leaving said corner monument and following said westerly margin of Nolensville Road in a southerly direction around a curve to the east with a radius of 11,562 feet, a distance of 456.57 feet to the point where said curve ends; thence continuing with said westerly margin South 16 deg. 43' 39" East, a distance of 102.18 feet to the corner of "Parcel A" on the plan of Kingswood Park Subdivision, as recorded in Book 2900, page 70, said Register's Office; thence leaving said margin of Nolensville Road and running with said "Parcel A", North 87 deg. 35' 14" West, a distance of 136.88 feet; thence turning and running with said "Parcel A" and Lots 22 and 23 of said Kingswood Park Subdivision, North 17 deg. 01' 14" west, a distance of 569.50 feet to the northeast corner of said Lot 23, said point being in the line between said Kingswood Park Subdivision and said McMurray Manor, Section Two; thence turning and running with the southerly line of said McMurray Manor, Section Two, South 86 deg. 28' 00" East, a distance of 158.61 feet to the point of beginning, containing 1.77 acres, more or less.**

**Being the same property conveyed to James Edwin McFarland and wife, Mildred Virginia McFarland by Installment Deed from Jack E. Vaughn and Sam H. Vaughn, Jr. of record in Book 4862, page 645 in the Register's Office for Davidson County, Tennessee, dated October 18, 1974. James Edwin McFarland died April 17, 2000. Mildred Virginia McFarland died January 1, 2013, her estate being administered through Davidson County Probate Court, Docket No. 13P443.**

**See Also Co-Executors Deed of record in Instrument No. 20131125-0120755, Register's Office of Davidson County, Tennessee.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Rights of tenants, as tenants only, under recorded or unrecorded leases.

This property, known as 5207 Nolensville Pike, Nashville, TN 37211
(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.

Witness my/our hand(s) this 22nd DAY OF Nov, 20 13.

Donna Gayle White

Donna Gayle White

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Gayle White, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of November, 20 13.

K Cloyd

Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**True Copy Certification**

**True Copy Certification**

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

