BILL GARRETT, Davidson County
Trans:T20140021958 DEEDWARR
Recvd: 04/02/14 09:06 4 pgs
Fees:23.00 Taxes:795.50
20140402-0027091

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
James McFarlin
1370 Moran Road
Franklin, TN 37069

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel:
#10603001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Beadle Property Management, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **James McFarlin**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to Beadle Property Management, LLC, a Tennessee Corporation, by Quitclaim Deed dated December 14, 2012, from Ashley B. Hayes, Cary H. Beadle, April Kathleen Beadle and Anna Kristine Beadle of record in Instrument #20130225-0018745, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed contains a scrivener's error in that it refers to Beadle Property Management, LLC, as a Tennessee Corporation when, in fact, it is a Tennessee limited liability company.

For clarification purposes to supplement the Quitclaim Deed of record in Instrument #20130225-0018745, see Affidavit of Heirship recorded simultaneously herewith in Instrument #20140402-0027090, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **unimproved** property known as **1.02 acres, Elm Hill Pike, Tax Map/Parcel #10603001500, Nashville, Tennessee 37210.**

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, his heirs and assigns, , forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 HAND, this the **31st** day of **March, 2014.**

Beadle Property Management, LLC, a Tennessee limited liability company

By: _____

Cary Beadle, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Cary Beadle** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **Beadle Property Management, LLC, a Tennessee limited liability company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 31st day of March, 2014.

_____
R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

Lynda K. Lowe
AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2014.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

File #14-033

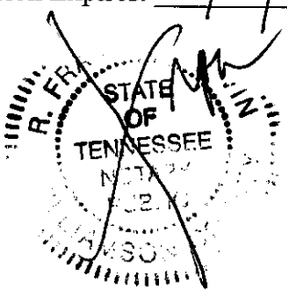




Exhibit "A"

PROPERTY DESCRIPTION

BEGINNING P.K. NAIL AT THE NORTHEASTLY CORNER OF THE PROPERTY AT THE SOUTHERLY MARGIN OF ELM HILL PIKE

THENCE SOUTH 00 38 30 EAST 273.23' TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1900.01 FEET AND A LENGTH OF 186.93 FEET TO A POINT;

THENCE NORTH 00 38 30 WEST 242.52 FEET TO A P.K. NAIL;

THENCE NORTH 88 16 59 EAST 184.86 FEET TO THE POINT OF BEGINNING CONTAINING 1.02 ACRES.

Per Survey of Phillip E. Holmes, Jr., RLS, Volunteer Land Surveying Services, PO Box 368, Lebanon, TN 37088; 615-504-5588; pholmes@volunteersurveying.com Dated March 24, 2014.