BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150007289 DEEDWARR
Recvd: 01/29/15 13:19 3 pgs
Fees:18.00 Taxes:328.19
20150129-0008628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF JANUARY, 2015.

Notary Public

My Commission Expires NOV. 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & S Realty	New Owner	
(NAME)	(NAME)	106-9 48
P.O. Box 100225		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		
(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, I, **JAMES M. MCFARLIN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. MICHAEL MCFARLIN D/B/A M & S REALTY,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This has never been the marital residence for the Grantor.

This conveyance is subject to (a) 2015 real property taxes; (b) easement of record in Instrument No. 20120228-00171712, Book 8190, page 878 and Book 7418, page 24, said Register's Office; and (c) Access Easement 50 feet in width, more or less, running from the Northeasterly corner of tract herein described along the Southeasterly right-of-way line of the L & N Railroad, 402 feet, more or less, and 500 feet on its Southeast boundary line Northeasterly to the South margin of Woodycrest Avenue and fronts 50 feet, more or less, thereon, said 50 foot strip being measured at right angles to the right-of-way of said railroad; (d) All Reserved rights of Georgia Delaney Beaver etvir, as outlined by provisions of record in Book 2042, Page 14, Said Register's Office; (e) All rights conveyed to Ann Davis Hayes by deed from Robert H. McIntire and wife, Sara O. McIntire, of record in Book 2042, Page 14, said Register's Office, and all rights shown in Modification Agreement of record in Book 2604, Page 415; (f) An unrecorded Access Easement called Terminal Court as shown on the survey of Hickory Rental Property by Clement E. Greek, III, Registered Engineer, dated September 6, 1977.

unimproved
This is improved x property, known as 93 Terminal Court, Nashville, TN 37210
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 27th day of January, 2015.

JAMES M. MCFARLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. McFarlin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Tract 4: Land in the 6th civil district of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the Easterly boundary line of the right-of-way of the Louisville & Nashville Railroad Company property, at a concrete monument, said point being at the Southwest terminus of a 50 foot, more or less, access easement to Kelvington Boulevard (formerly Woodycrest Avenue); thence with the margin of the Easterly right-of-way boundary line of the said L&N Railway in a Southwesterly direction, a distance of 320 feet, more or less, to a point, said point being the Northwesterly common corner of a tract owned by James M. McFarlin and R. L. Hayes, Sr., being of record in Book 5776, Page 468, said Register's office, thence leaving said L&N Railway right-of-way, and along said McFarlin's Northern boundary line, South 86 degrees 21 minutes East 125 feet, more or less, to a point; thence South 3 degrees 39 minutes West 500 feet, more or less, along said McFarlin's Easterly boundary line to a point; thence leaving the said McFarlin property line, South 86 degrees 21 minutes East 50 feet, more or less, along the Northerly boundary line of a tract owned by Widney L. Key, et al, or record in Book 5258, Page 501, said Register's office, to a point, said point being the Southeastern corner of the Nashville L&D, Inc. tract, and the common Northeastern corner of the said Key, et al's, tract herein referenced, with said point being in the Westerly boundary line of lot 7 of the Burns Industrial Subdivision, of record in Plat Book 3600, Page 73, said Register's office; thence along said Westerly subdivision line and along the Westerly terminus of Tredco Drive, and along the Western boundary line of Burns Industrial Subdivision, section 5, also being the Westerly property line of lot 1 therein, being of record in Plat Book 3842, Page 207, said Register's office, and along the Westerly boundary line of a tract owned by Russell D. Easley, Trustee, of record in Book 6852, Page 826, said Register's Office, North 3 degrees 39 minutes East 632 feet, more or less, to a point, said point being the Southeast terminus of a 50 foot, more or less, access easement; thence in a Northeasterly direction along the Easterly boundary line of said access easement and with the Westerly boundary lines of the said Easley, Trustee tract, herein referenced, and, also a tract owned by Richard Dorland, of record in Book 6732, Page 769, said Register's office, 500 feet, more or less, to a point in the Southerly margin of Kelvington Boulevard (formerly Woodycrest Avenue)1; thence leaving the said Dorland tract, along with the Southerly margin of Kelvington Boulevard in a Southwesterly direction a distance of 68 feet, more or less, to a point, said point being the intersection of the Easterly margin of the Louisville & Nashville Railway right-of-way and the Southerly margin of Kelvington Boulevard; thence leaving said margin of Kelvington Boulevard, along with the Easterly L&N Railway's right-of-way boundary in a Southwesterly direction a distance of 402 feet, more or less, to the point of beginning.

Being the same property conveyed to H&M Realty Co. by deed from Nashville L&D, Inc., a Tennessee corporation, of record in Book 7418, Page 24, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed by Quitclaim Deed from H&M Realty Company and Riggs L. Hayes, Sr. to James M. McFarlin as recorded on the 7th day of September, 1990 in Deed Book 8190, Page 878 and Warranty Deed from Nashville L&D, Inc. to H & M Realty Co as recorded on the 3rd day of December, 1987 in Deed Book 7418, Page 24, in the Register's Office of Davidson County, Tennessee.