Davidson County DEEDWARR **Recvd: 02/03/15 14:47 3 pgs** **Fees:18.00 Taxes:1628.00** **20150203-0010170**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00 Affiant Subscribed and sworn to before me, this 26th DAY OF January, 2015. Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

WARRANTY DEED

ZR14-5164

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erick McFarland	Erick McFarland	
345 Killdeer Road	(NAME) 345 Killdeer Road	
(ADDRESS) Bloomingdale, IL 60108	(ADDRESS) Bloomingdale, IL 60108	067-023.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAURA JEAN CLARK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERICK MCFARLAND AND KIMBERLY HUGHES, HUSBAND AND WIFE AS JOINT TENANTS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being Lot No. 2 of William Alva Scott lands, described according to a survey made by John Setters in 1946, as follows:

Beginning on the northerly margin of New Hydes Ferry Pike or State Highway No. 12, said beginning point being the southwest corner of the property conveyed to W. Louis Simpkins and wife, by Deed from William Alva Scott and wife, of record in Book 1417, Page 450, Register's Office for Davidson County, Tennessee, said beginning point being also the common corner of Lots 1 and 2; thence with the line between said two lots, northwardly 1600 feet; thence westwardly 205.3 feet to the common corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 1700 feet to the northerly margin of State Highway No. 12 or New Hydes Ferry Pike; thence with the northerly margin of said Pike, eastwardly 200 feet to the point of beginning, containing 7.57 acres, more or less.

INCLUDED in the above property description but EXPRESSLY EXCLUDED THEREFROM is a tract of land conveyed to the State of Tennessee of record in Book 9620, Page 589, in said Register's Office, more particularly described as follows:

Beginning at a point in the existing northerly margin of State Route 12, 19 feet, more or less, from centerline Station 381+26.86; thence, with said existing northerly margin, South 66 deg. 29 min. 04 sec. West, 180.76 feet to a point in the westerly line of subject tract 19 feet, more or less, from centerline Station 383-07.46; thence, with said westerly line, North 10 deg. 20 min. 13 sec. West, 34.66 feet to a point in the proposed northerly margin 52 feet from centerline Station 382+95.42; thence, with said proposed northerly margin, North 66 deg. 38 min. 10 sec. East, 67.99 feet to a point in the proposed northerly margin 52.00 feet from center Station 382+27.43; thence with said proposed northerly margin, North 66 deg. 47 min. 37 sec. East, 112.59 feet to a point in the easterly line of subject tract 52.00 feet from centerline Station 381+15.27; thence, with said easterly line, South 10 deg. 20 min. 13 sec. East, 33.86 feet to the beginning, containing 0.139 of an acre.

Being the same property conveyed to Steven W. Clark and Laura F. Neilson by Warranty Deed from James B. Lewis and wife, Tana H. Lewis, of record in Instrument No. 20070529-0063628, Register's Office for Davidson County, Tennessee, dated May 25, 2007 and recorded on May 29, 2007.
Being the same property conveyed to the Laura Jean Clark by Deed of Record in Instrument No. **20150203-0010169**, Register's Office for Davidson County, Tennessee.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 9620, Page 589; Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 5164 Ashland City Highway, Nashville, Tennessee 37218

(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), their 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), 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 16th day of January, 2015.

Laura Jean Clark

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of January, 2015, before me personally appeared Laura Jean Clark, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of January, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule', 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 therewith 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, Pamela J. Smithson, a notary public for this county and state, Cari Mule' 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: 3/20/18

PAMELA J. SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY