BILL GARRETT, Davidson County
Trans:T20150039284 DEEDWARR
Recvd: 05/20/15 12:43 2 pgs
Fees:13.00 Taxes:1738.63
20150520-0046592

Warranty Deed

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $469,900.00

Sarah Lovett
Affiant

Subscribed and sworn to before me, this the 15th day of May, 2015.

Kristen Jacoby
Notary Public

My commission expires: 06-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Matthew Edward Ryan McFarland	F&M Bank	Part of
1145 Kirkland Avenue	50 Franklin Street	072-07-0-006.00
Nashville, TN 37216	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW EDWARD RYAN MCFARLAND AND SARAH LOVETT, JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 2 on the Plan of Minor Plat, A Re-Subdivision of Portions of Lots 34 & 35, Noel Inglewood Place of record in Plat Instrument Number 20141105-0102085, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Mark L. McKinney and wife, Yuki Fujimura-McKinney, as tenants in common with rights of survivorship by deed from Mark L. McKinney, married of record in Instrument No. 20071001-0116491, Register's Office for Davidson County, Tennessee, dated September 26, 2007 and recorded on October 1, 2007.

Being part of the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by deed from Mark L. McKinney and wife, Yuki Fujimura-McKinney of record in Instrument No. 20140814-0073644, Register's Office for Davidson County, Tennessee, dated August 8, 2014 and recorded on August 14, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1145 Kirkland Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2015.

North By Northeast Development, LLC

Nathan Weinberg, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Weinberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of North by Northeast Development, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public