WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Connie L. Lunds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016

Christie L. Lund
Notary Public

MY COMMISSION EXPIRES: 9.18.17
(AFFIX SEAL)

CHRISTIE L. LUND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd, Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Sydney L. Mulder and Amanda M. Mulder	Pinnacle Bank	146-16-164
(NAME)	(NAME)	
1462 Marcasite Drive	150 3rd Ave. South, #900	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160287

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/we, **Diane M. Brooks, Personal Representative of the Estate of Martha P. McFarland**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sydney L. Mulder and Amanda M. Mulder, husband and wife**, 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. :

Land in Davidson County, Tennessee, being Lot No. 922 on the Map of Brentwood Hall Subdivision, Section IX, as of record in Book 2331, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 922 fronts 96 feet on a broken line on the westerly margin of Trousdale Drive and extends back between lines 214.5 feet on the northerly line and 219.6 feet on the southerly line, which is a broken line, to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to James W. McFarland and wife, Martha McFarland by deed from R. C. Adams and wife, Hazel Adams, dated June 21, 1957, of record in Book 2651, page 337, Register's Office for Davidson County, Tennessee. The said James W. McFarland having since died on June 1, 2001, leaving Martha McFarland as surviving tenant by the entirety. The said Martha McFarland having since died on August 29, 2014 and by her Will of record in Docket No. 14P1722, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property is to be administered as part of the probate estate, subject to the control of the Personal Representative.

Unimproved ☐

This is improved ☒ property, known as 5213 Trousdale Drive, Nashville, TN 37220
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160024315 DEEDWARR
Recvd: 03/28/16 09:06 2 pgs
Fees:13.00 Taxes:795.50
20160328-0028305

Witness my hand this 24th day of March, 2016.

Diane M. Brooks, Personal Representative

State of Tennessee)
County of ~~Williamson~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Diane M. Brooks, Personal Representative, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th of March, 2016.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 9.18.17