BILL GARRETT, Davidson County
Trans: T20160052135 DEEDWARR
Recvd: 06/20/16 11:37 2 pgs
Fees: 13.00 Taxes: 1343.10

20160620-0062421

WARRANTY DEED

BMR16-0336

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Grant McFarland, Carolyn Wallace	new owner	
336 Sylvan Park Lane (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37209-4973 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-01-0F-016.00-CO

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 APRIL L. BLUE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GRANT P. MCFARLAND, UNMARRIED, AND CAROLYN M. WALLACE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 16 of West End Station Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Station Condominiums of record in Instrument Number 20070712-0083315, as amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to April L. Blue, unmarried by Warranty deed from Joseph F. Putnam, unmarried of record in Instrument No. 20120601-0047596 Register's Office for Davidson County, Tennessee, dated May 24, 2012 and recorded on June 01, 2012.

David Wyatt, spouse of April L. Blue joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20070712-0083315, as amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Instrument Number 20080505-0080550 and Instrument No. 20080505-0046041, Instrument Number 20080505-0045999 and Instrument No. 20080421-0040206, Instrument Number 20081017-0104357, Instrument Number 20080805-0080550, Instrument Number 20131007-0105196, Book 1851, Page 222, Instrument Number 20070425-0049073, Instrument Number 20070424-0049064, Instrument Number 20120601-0047596; Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 336 Sylvan Park Lane , Nashville, Tennessee 37209-4973

(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 15th day of June, 2016.

April L. Blue

David Wyatt

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of June, 2016, before me personally appeared April L. Blue and David Wyatt 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 15th day of June, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

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

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