# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160082382 DEEDWARR
Recvd: 09/20/16 11:27 2 pgs
Fees:13.00 Taxes:2495.86
20160920-0098838

R-VRES-16-1906-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $674,558.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 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**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Michael B. McPherson and Lindsey McPherson** | **F&M Bank** | |
| (NAME) **1906 Warfield Drive** | (NAME) **PO Box 451** | **131-3-1-T-1.00CO** |
| (ADDRESS) **Nashville, TN 37215** | (ADDRESS) **Clarksville, TN 37041** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WARFIELD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL B. MCPHERSON AND LINDSEY MCPHERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1 of 1908 Warfield Cottages Now To Be Known As 11 Colonial Cottages, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150811-0080310, amended in Instrument No. 20151118-0117041, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants , in said Declaration, the plat filed as Exhibit "A" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed Warfield Development LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Aaron White, General Partner of 139 Partners, Sole Member of Warfield Development LLC and Hunter Connelly, General Partner of 139 Partners, Sole Member of Warfield Development LLC, recorded July 2, 2015 in Instrument No. 20150702-0064257 and being part of the same property conveyed to 139 Partners, a Tennessee General Partnership, by Warranty Deed from HTC IV Partners, A Tennessee General Partnership, recorded July 2, 2015 in Instrument No. 20150702-0064256, corrected by Deed of Correction recorded August 5, 2015 in Instrument No. 20150805-0077882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of Colonial Heights of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument No. 20150811-0080310, amended in Instrument No. 20151118-0117041, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1906 Warfield Drive, Nashville, Tennessee 37215**.

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 the 15th DAY OF SEPTEMBER, 2016.

Warfield Development, LLC

BY: _____

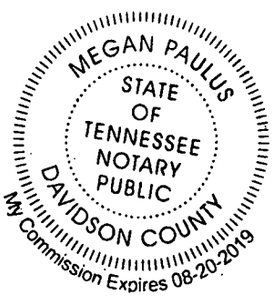
ITS: AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER CONNELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WARFIELD DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of September, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212