Davidson County DEEDWARR
Recvd: 02/21/17 11:53 4 pgs
Fees:23.00 Taxes:2035.00
20170221-0017207

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

29306-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lloyd Soeters and Michael Thomas PO Box 100853 Nashville, TN 37210	New Owner	10603002501

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **James McFarlin** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Lloyd Soeters, as to a 51% undivided interest, and Michael Thomas, as to a 49% undivided interest, as tenants in common** (hereinafter collectively referred to as 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 the northerly 10 feet of Lots 15 and 19 and all of Lots 16, 17 and 18 of the W.B. Baird Subdivision of Oakland, recorded in Book 332, Page 120, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING all of the same property conveyed to James McFarlin and Riggs Hayes by Installment Deed dated March 20, 1974 from John R. Jones, a single person, of record in Book 4797, Page 832, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to James M. McFarlin by Quitclaim Deed dated August 27, 1990, from H&M Realty Company and Riggs L. Hayes, Sr., of record in Book 8190, Page 878, said Register's Office.
>
> James McFarlin and James M. Mcfarlin being one and the same person.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20 day of February, 2017.

James M McFarlin

James McFarlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James McFarlin, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 20 day of February, 2017.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me this
20 day of February, 2017.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 10603002501.

2. All Matters as shown on the Plan of record in Book 332, Page 120, Register's Office for Davidson County, Tennessee, said Plan also being referenced in Note Book 23, Page 404, said Register's Office.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 5002, Page 189, said Register's Office.

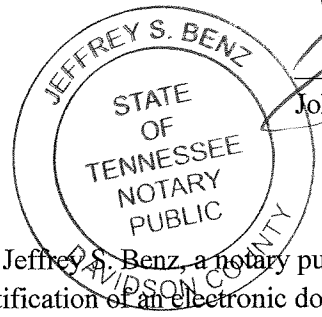
4. Easement for the construction of a storm sewer, of record in Book 3868, Page 457, said Register's Office.

5. Title to that portion of the premises embraced within the bounds of the N.C. & St. L. Railway right of way.

6. All Matters as shown on ALTA/NSPS Land Title Survey of 412 Maple Avenue by Dale and Associates, Steven C. Matthews, TN R.L.S. #2352, dated February 14, 2017 as Project No. 16203.

7. Any unwritten / prescriptive rights which may exist from adjoining property owner accessing their property across the southern and southwestern boundaries of the subject property.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019