# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 9-6-2022

(AFFIX SEAL)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

**THIS INSTRUMENT WAS PREPARED BY**
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert McFarlan | New Owner | 075-09-0-042.00 |
| (NAME) | (NAME) | |
| 217 Bonnafield Drive | | 075-09-0-042.00 |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of **Ten** Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Steven Scott Critchfield, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert McFarlan and Amy Novakovich, 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. 135, on the Plan of Hermitage Hills, of record in Book 2900, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald C. Taylor and wife, Judith C. Taylor by deed from George W. Grove, Jr. and wife, Diane T. Grove, dated 3-18-76, recorded 3-22-76, of record in Book 5007, Page 640, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Judith C. Taylor by Quitclaim Deed from Donald C. Taylor, dated 3-31-88, recorded 4-1-88, of record in Book 7505, Page 388. Register'S Office for Davidson County, Tennessee.

Further being the same property conveyed to Judith C. Brenneis and husband, Allan Brenneis by Quitclaim Deed from Judith C. Taylor, dated 6-4-99, recorded 7-7-99, of record in Book 11560, Page 841, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven Scott Critchfield by Warranty Deed dated 08/18/2006 from Judith C. Brenneis and husband, Allan Brenneis of record in Official Records Instrument No. 20060824-0104225, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions, and rights of way of record.

Christey M. Gibson, spouse of Steven Scott Critchfield, hereby joins in the execution and conveyance of subject property to convey any and all marital interests and rights she may have in and to said property.

unimproved ☐

This is improved ☑ property, known as 217 Bonnafield Dr., Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Karen Y Johnson Davidson County
Batch# 154358 DEEDWARR
10/26/2018 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $676.73
20181026-0106283

Witness my/our hands this 25th day of October, 2018.

Steven Scott Critchfield

Christey M. Gibson

State of Tennessee
County of Davidson

Personally appeared before me Steven Scott Critchfield and Christey M. Gibson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2018.

Notary Public
My Commission Expires: 9-6-2022

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

File No.: 18-8689

I, Kelly Greene Elrod, do hereby make an oath that I am a licensed attorney and/or 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

