(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 318981 DEEDWARR
11/25/2019 12:37:03 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20191125-0121535

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Travis Robert Patton and Mary Elizabeth Patton 5037 Cherrywood Drive Nashville, TN 37211	Atlantic Union Bank, a State Chartered Bank 1800 Robert Fulton Dr, Suite 350 Reston, VA 20191	147-15-0-064.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gary Liddon McFarlin and Travis Arnold McFarlin, devisees of the Estate of Audrey H. McFarlin aka Audrey Hassell McFarlin, deceased**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Travis Patton and Mary Elizabeth Patton, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33, on the PLAN OF WHISPERING HILLS SECTION FOUR, as shown on plat of record in Book 2900, Page 22, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Edward M. McFarlin and wife, Audrey H. McFarlin by Warranty Deed from A. S. Rader and wife, Mary Rader, dated 07/05/1960 and recorded 07/07/1960, of record in Book 3098, Page 627, Register's Office for Davidson County, Tennessee.

The said Edward M. McFarlin died on April 5, 1987, leaving the said Audrey H. McFarlin the sole surviving tenant by the entirety.

The said Audrey H. McFarlin aka Audrey Hassell McFarlin died testate on 07/14/2019, devising subject property to Gary Liddon McFarlin and Travis Arnold McFarlin, as evidenced in Case No. 19P1753, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5037 Cherrywood Drive, Nashville, TN 37211

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.

Witness my/our hand(s) this the 22nd day of November, 2019.

Travis Arnold McFarlin

Gary Liddon McFarlin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Travis Arnold McFarlin and Gary Liddon McFarlin with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 22nd of November, 2019.

Notary Public

My Commission Expires: 09/22/2021

(SEAL)

