Prepared By & ~~Return To~~:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0691

Karen Johnson Davidson County
Batch# 481005 **DEEDWARR**
09/22/2020 01:21:14 PM 2 pgs
Fees: $13.00 Taxes: $832.13

20200922-0108667

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2020

Dawn Martin
Notary Public

Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lindsay Bost, Michael Brown, and Kevin Bost 308 Sarver Avenue Madison, TN 37115	new owner	043-01-0-128.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joshua McFarlin, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsay Bost, an unmarried woman, and Michael Brown, an unmarried man, and Kevin Bost, a married man, tenants in common with right of survivorship

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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit: Being part of Lot "D" on the corrected Map of W.P. Ready Subdivision of the Thornton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee and described according to a survey by John Kohl, dated October 19, 1982 as follows: Beginning at an iron pin in the Southerly margin of Sarver Avenue; formerly Madison Avenue, at a point 75 feet West of the common corner of Lots D and E, thence South 04 degrees 30 minutes West 230.0 feet to a iron pin; thence South 80 degrees 20 minutes West 60 feet to an iron pin; thence in a Northerly direction 232.9 feet to an iron pin in the Southerly margin of Sarver Avenue; thence said Avenue in an Easterly direction 60 feet to the point of beginning.

Being the same property conveyed to Joshua McFarlin, married by Warranty deed from Jimmy E. Kleinert and Shelly L. Kleinert, husband and wife of record in Instrument No. 20080521-0052251 Register's Office for Davidson County, Tennessee, dated May 16, 2008 and recorded on May 21, 2008.

Jamie McFarlin, spouse of Joshua McFarlin, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BC-20308

This is improved property known as: 308 Sarver Avenue, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of September, 2020.

Joshua McFarlin

Jamie McFarlin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua McFarlin and Jamie McFarlin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of September, 2020.

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

