# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 11/17/02

(AFFIX SEAL)

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robyn R. Bailey | North American Mtg Co. | 86-16-7 |
| (NAME) | (NAME) | |
| 405 Rockwood Drive | P.O. Box 395 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, Tennessee 37076 | Albion NY | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Larry K. Marsh, Trustee and Barbara A. Marsh, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robyn R. Bailey unmarried, 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. 4 on the Plan of Hermitage Woods Section 3 of record in Plat Book 5050, Page 109 and 110, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Larry K. Marsh and wife Barbara A. Marsh, Trustee, by deed of record in Book 8992, Page 570, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 405 Rockwood Drive, 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.

Davidson County DEEDWARR
Recvd: 06/01/01 10:20 2pgs
Fees:11.00 Taxes:313.58
20010601-0056992

Witness my/our hand(s) this 30th day of May, 2001.

Larry K. Marsh, Trustee

Barbara A. Marsh, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Larry K. Marsh and wife Barbara A. Marsh, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be trustees of the Larry K. Marsh and Barbara A. Marsh Joint Revocable Living Trust, and that they as such trustees, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2001.

Commission expires: May 26, 2002

Elizabeth E. Tripplett

Notary Public