WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/04 12:06 1pgs
Fees:13.00 Taxes:592.00

20040122-0008578

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Marlowe	USAA	105-13-362
(NAME)	(NAME)	
901 Waldkirch Avenue	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	San Antonio, TX 78288	
(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, **The Estate of Ollie Minne Marlowe,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Marlowe, married,** 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 the easterly 60 feet of Lot No. 16 on the Map of E. L. Holt's Subdivision of Lot No. 6 of the Schmidt Property, as of record in Book 547, Page 71, said Register's Office.

Said part of Lot No. 16 fronts 60 feet on the south side of Waldkirch Avenue and runs back between parallel lines along the west margin of 9th Avenue South, 190 feet to a 14 foot alley in the rear.

Being the same property conveyed to William Oscar Marlowe and mother, Ollie Minnie Marlowe, by deed of record in Book 7615, Page 102, said Register's Office. The said Ollie Minnie Marlowe having since died.

unimproved ☐ ***This is not the principal Residence of the grantor**

This is improved ☒ property, known as **901 Waldkirch Avenue, Nashville, TN 37204**

(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.

Witness our hands this 12th day of January, 2004.

The Estate of Ollie Minne Marlowe

By: Cynthia L. White

Cynthia L. White, Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared **CYNTHIA L. WHITE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the EXECUTRIX of THE ESTATE OF OLLIE MINNE MARLOWE, the within named bargainor, a Tennessee, and that she as such EXECUTRIX executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as EXECUTRIX.

Witness my hand and official seal at Nashville, Tennessee this 12th day of January, 2004.

Commission expires:

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Notary Public