WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/04 09:43 2pgs
Fees:13.00 Taxes:713.73

20040217-0017811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,900.00

Evelyn Carter
Affiant

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

Darlene Short
Notary Public

MY COMMISSION EXPIRES: 11.25.07
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC DARLENE SHORT

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1431

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah J. Marshall	SUNTRUST MORTGAGE, INC 201 FOURTH AVENUE N/7TH FLOOR	028-00-0 134.00
(NAME) 6112 & 6116 Marrowbone Lake Drive	NASHVILLE, TN (NAME) 37219	
(ADDRESS) Joelton, Tennessee 37080	(ADDRESS)	
(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 D. Hunter and wife, Evelyn L. Hunter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah J. Marshall, 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, all of Lot Nos. 2 & 3 on the Plan of E. G. Bracy Subdivision, Resubdivision of Parts of Tracts 8, 9, 10 of a Plan of Paul L. Hicks Property, plan not of record, as shown by plat appearing of record in Plat Book 5210, page 48, of the Register's Office of Davidson County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Larry D. Hunter and wife, Evelyn L. Hunter, by deed dated May 24, 1996 from John R. McGlasson and wife, Paulette T. McGlasson of record in Book 10062, page 685, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6112 & 6116 Marrowbone Lake Road, Joelton, TN 37080
(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 February, 2004.

Larry D. Hunter

Evelyn L. Hunter

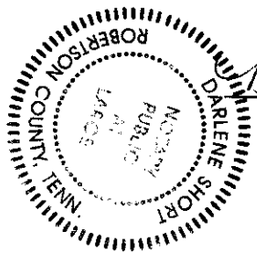
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry D. Hunter and wife, Evelyn L. Hunter the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission expires: 11-25-07



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076