Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

WARRANTY DEED

MY COMMISSION EXPIRES: JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/28/04 08:05 2pgs
Fees:13.00 Taxes:666.00
20040728-0089901

B-4165

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Fogo	United Mortgage Lenders	083-100-0-030.00
(NAME)	(NAME)	
414 Rudolph Ave.	402 BNA Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37217	
(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, Billy E. Marlin and wife, Sandra E. Marlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine Fogo, 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:

Being Lot No. 244, the northerly 5 feet of Lot No. 243 and the southerly 10 feet of the easterly 123.5 feet of Lot No. 245 on the Plan of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, described as follows:

Beginning on the westerly margin of Rudolph Street 110 feet south of the southerly margin of McEwen Avenue: thence westwardly 123.5 feet to the northeast corner of the property conveyed to J.T. Bomar and wife by Deed from W. Parker Clendening and wife of record in Book 1641, Page 45, said Register's Office; thence with said Bomar's easterly line, southwardly 10 feet to Bomar's southeast corner; thence with said Bomar's southerly line, westerly 12 feet to the corner of Lots Nos. 244, 245, 252 and 253; thence southwardly 35 feet; thence eastwardly 135.5 feet to the westerly margin of Rudolph Street; thence with same northwardly 45 feet to the beginning.

Being the same property conveyed to Billy E. Marlin and Sandra E. Marlin, husband and wife by Warranty Deed from Michael T. Gerakios and Tonya L. Gerakios, husband and wife, dated August 14, 2003, of record in Instrument No. 20030820-0120552, 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 414 Rudolph Ave., Nashville, TN 37206

(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 17th day of July, 2004.

Billy E. Marlin

Sandra E. Marlin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy E. Marlin and wife, Sandra E. Marlin 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 this17th day of July, 2004.

Commission expires: 1/29/05

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027