File No. 250300686

WARRANTY DEED

CAROL M. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Kelley A. Marshall
(Mark)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2005.

Carol M. Holmes
Notary Public

MY COMMISSION EXPIRES: 6/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley A. Marshall	Chase Bank, USA, N.A./ C/O Chase Home Finance, LLC	65-09-0-99.00
(NAME)	(NAME)	
4737 Cascade Drive	P.O. Box 57012 1400 E. Newport Center Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, Nashville, TN 37138	Irvine, California 92619-7012 Deerfield Beach, FL 33442	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Larry Steven Smith, and Wife, Janie E. Smith**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelley A. Marshall, a single woman**, HEREINAFTER CALLED THE GRANTEE(S), HER 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 all of Lot No. 311, on the Plan of Section Four, Sherwood Forest, as shown by plat appearing of record in Plat Book 4460, Page 182, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Larry Steven Smith and wife, Janie E. Smith by Warranty Deed dated December 19, 1996 of record in Book 10299, Page 121, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4704, Page 448; all matters shown on plat of record in Plat Book 4460, Page 182, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4737 Cascade Drive, Old Hickory, Nashville, TN 37138
(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, her 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, her 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 10th day of March, 2005.

Davidson County DEEDWARR
Recvd: 03/14/05 09:47 2 pgs
Fees:13.00 Taxes:427.35
20050314-0027584

Larry Steven Smith
Larry Steven Smith

Janie E. Smith
Janie E. Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Larry Steven Smith, and Wife, Janie E. Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

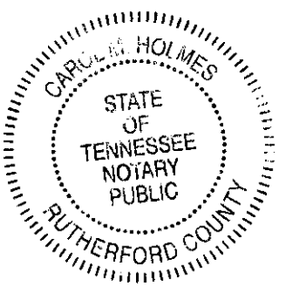
Witness my hand and Official seal this 10th day of March, 2005.

Witness my hand at office this 10th day of March, 2005.

Commission expires:

Carolyn Holmes

Notary Public



File Number: 250300686

RETURN TO:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167