WARRANTY DEED

CONNIE L. TIMBS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-6-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/02/05 09:51 2 pgs
Fees:13.00 Taxes:229.40

20050602-0062219

THIS INSTRUMENT WAS PREPARED BY
& return to: Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy N. Hitchcock	SAME	
(NAME)	(NAME)	
4807 Tanglewood Drive		007-00-210
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050988

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, **Brock E. Marion Sr. and wife, Keri A. Marion**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeremy N. Hitchcock and wife, Tammy B. Hitchcock**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☒
This is improved ☐ property, known as 2091 Tinnin (Lot 10) Rd., Goodlettsville, TN 37072
(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 25th day of May, 2005.

Brock E. Marion Sr. FL DL # M650-065-70-211-0

Keri A. Marion FL DL # M650-501-71-705-0

STATE OF FLORIDA

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Brock E. Marion Sr. and wife, Keri A. Marion, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Brock E. Marion Sr. and wife, Keri A. Marion executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davie, **Florida this** 25 **day of May, 2005.**

Commission expires: September 6, 2005

ALEXANDER WERTHEIM
MY COMMISSION # DD 055336
EXPIRES: September 6, 2005
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

Notary Public

EXHIBIT A

TINNIN ROAD ESTATES – TRACT # 10 – Being located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being the easternmost southeast corner of this tract and the northeast corner of Tract # 9 of Tinnin Road Estates (5.01 acres as per survey of same date), also being 809.16 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract # 9 North 84 degrees 37 minutes 42 seconds West 611.65 feet to an iron rod; thence with line of Tract #8 of Tinning Road Estates (5.01 acres as per survey of same date) North 84 degrees 37 minutes 42 seconds West 344.49 feet to an iron rod; thence South 05 degrees 22 minutes 18 seconds West 517.15 feet to an iron rod; thence with line of Tract # 7 of Tinnin Road Estates (5.08 acres as per survey of same date) South 86 degrees 43 minutes 11 seconds West 292.94 feet to an iron rod; thence with line of Tract # 4 of Tinnin Road Estates (5.01 acres as per survey of same date) North 05 degrees 22 minutes 18 seconds East 324.55 feet to an iron rod; thence with line of Tract # 11 of Tinnin Road Estates (5.01 acres as per survey of same date) North 05 degrees 22 minutes 18 seconds East 286.67 feet to an iron rod; thence South 84 degrees 37 minutes 42 seconds East 1237.49 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minute 01 second East 50.68 feet to the point of beginning, containing 5.01 acres more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, TN 37074, dated June 6, 2001.

BEING the same property conveyed to Brock E. Marion, Sr. and wife, Keri A. Marion by deed dated 2/28/02 from Dale M. Kimbrough, and wife, Donna G. Kimbrough of record in Instrument #200203060028135, Register's Office for Davidson County, Tennessee.