Davidson County DEEDWARR
Recvd: 06/01/06 11:24 2 pgs
Fees:13.00 Taxes:2991.45
20060601-0064421

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $808,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/24/09

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Middleton	Countrywide Mortgage Ventures, LLC dba Paragon Financial Mortgage	PART OF 116-4-101
(NAME) 702-B Clearview Drive	(NAME) 7105 Corporate Dr	
(ADDRESS) Nashville, TN	(ADDRESS) Plano, TX 75024	
(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,

ALBERT J. MARSH JR. AND GUY MARSH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES MIDDLETON AND WIFE, AMY MIDDLETON

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 Lot 48, Unit 702B on the Plan of Clearview Subdivision, as of record in Book 843, page 8 and Instrument No. 20060504-0052292, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Albert J. Marsh and wife, Marsha Y. Marsh by deed from Robert S. Minten and wife, Catherine P. Minten of record in Book 2334, page 345, Register's Office for Davidson County, Tennessee, the said Martha Y. Marsh having predeceased the said Albert J. Marsh and the said Albert J. Marsh having since died and by his Will of record as Image No. 3102/570808, Probate Court Clerk's Office for Davidson County, Tennessee and as Instrument No. 20020115-0006197 and 20020904-0106271, Register's Office for Davidson County, Tennessee, the property vested in Albert J. Marsh, Jr. and Guy Marsh, as tenants in common.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 702-B Clearview Drive, Nashville, TN
(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 my/our hand(s) this 25th day of May, 2006.

Albert J. Marsh Jr. by Guy Marsh, attorney-in-fact

Guy Marsh

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 Albert J. Marsh Jr. and Guy Marsh, 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 25th day of May, 2006

Commission expires: 11/30/09

Notary Public

WILLIAMSON COUNTY, TENNESSEE ★ TRENT LEHMAN ★ NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Guy Marsh, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Albert J. Marsh, Jr., and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Albert J. Marsh, Jr. Said Power of Attorney is of record in Instrument No. 20050426-0046399, Register's Office for Davidson County, Tennessee.. WITNESS my hand and Notarial Seal this 25th day of May, 2006.

Notary Public

My Commission Expires 11/30/09

WILLIAMSON COUNTY, TENNESSEE ★ TRENT LEHMAN ★ NOTARY PUBLIC AT LARGE