WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Davidson County DEEDWARR
Recvd: 08/30/06 10:26 2 pgs
Fees:13.00 Taxes:1942.50

20060830-0107064

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hunter O. West	**Hunter O. West**	
(NAME) **1604 Tynewood Drive**	(NAME) **1604 Tynewood Drive**	**MAP 131-14**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	**PARCEL 9.00**
(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, **Charles Dwight Marable and Linda Hester Marable**, Trustees of the Marable Family Revocable Living Trust Agreement HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter O. West and wife, Jinanne M. West,** 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 No.265 on the Plan of Section Two, Tynewood Estates, of record in Book 2900, pages 89 and 90 Register's Office of Davidson County, Tennessee, to which plan reference is hereby made a complete and accurate legal description thereof.

Being the same property conveyed to Charles Dwight Marable and Linda Hester Marable, Trustees, Marable Family Revocable Living Trust Agreement, dated February 20, 2004, by Quitclaim Deed from Charles D. Marable and Linda H. Marable, dated April 1, 2004, recorded June 10, 2004, of record in Instrument No. 20040610-0068573, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2900, pages 89 and 90, said Register's Office; (c) Restrictive covenants contained in Book 3069, page 566 and Book 8092, page 372, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1604 Tynewood Drive, Nashville, TN 37215

(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 28th day of August, 2006.

Charles Dwight Marable, Trustee

Linda Hester Marable, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Charles Dwight Marable and Linda Hester Marable the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that they are the trustees under the Marable Family Revocable Living Trust Agreement dated February 20, 2004 and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2006.

Commission expires:



Notary Public