WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/06 09:40 2 pgs
Fees:13.00 Taxes:647.50

20060906-0109853

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2006

Notary Public

MY COMMISSION EXPIRES: 11/25/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dina S. Marks	Dina S. Marks	128 14 0 079.00
(NAME)	(NAME)	
300 Cross Timbers Drive	300 Cross Timbers Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, Donella J. Wilson, a single person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dina S. Marks and Joshua E. Marks, husband and wife, 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. 157 ON THE PLAN OF HARPETH PARK, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 58, SAID REGISTER'S OFFICE.

SAID LOT NO. 157 FRONTS 100.0 FEET ON THE NORTHEASTERLY SIDE OF CROSS TIMBERS DRIVE AND RUNS BACK 328.0 FEET ON THE NORTHWESTERLY LOT LINE AND 282.0 FEET ON THE SOUTHEASTERLY LOT LINE TO A LINE IN THE REAR WHICH MEASURES 110.05 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DONELLA J. WILSON, UNMARRIED BY WARRANTY DEED FROM HAROLD M. NEWMAN, RECORDED ON THE 10TH DAY OF MARCH, 1986 IN DEED BOOK 6800, PAGE 846, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 300 Cross Timbers Drive, Nashville, TN 37221

(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 hand this. 30th day of August 2006

Donella J. Wilson

NOTARY AFFIDAVIT

State of Georgia, County of Clayton }SS:

On August 30, 2006 before me, the Undersigned, a Notary Public in and for said state, personally appeared

DONELLA J. WILSON

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Cheryl Stubbs Wright

(seal)

CHERYL STUBBS WRIGHT NOTARY PUBLIC CLAYTON COUNTY GEORGIA

Printed name: CHERYL STUBBS WRIGHT

My commission expires: 2-3-10