

Davidson County DEEDWARR
Recvd: 04/09/07 09:59 2 pgs
Fees:13.00 Taxes:814.00

20070409-0041530

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00.

Chris Lind
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2007.

Alison L Rutledge
NOTARY PUBLIC

My Commission expires: May 23, 2009

THIS INSTRUMENT PREPARED BY:
Realty Escrow, LLC, 217 Jamestown Park Road, Suite 2, Brentwood, TN 37027

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Fern Marks	Regions Bank d/b/a Regions Mortgage	Map 82
(NAME)	(NAME)	
7601 Birdsong Court	2050 Parkway Office Circle	Group 16
(ADDRESS)	(ADDRESS)	
Fairview, TN 37062	Birmingham, AL 35244	Parcel 209
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I

FRED A SETTLES, SR. AND WIFE, JOYCE SETTLES

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

FERN MARKS, UNMARRIED

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot (s) 85, as shown on the map entitled Henry Blood's Addition to East Nashville, of record in Book 21, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FRED A. SETTLES, SR. AND WIFE, IRMA N. SETTLES, by deed from RICHARD A. LASSITER AND WIFE , NETTIE L. LASSITER, of record in Book 5054, page 795, dated August 2, 1976, said Register's Office. The said IRMA N. SETTLES now being deceased and the said FRED A. SETTLES, SR. having since remarried.

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2007 have been prorated and assumed by Grantee(s)

The improved property is located at 611 Fatherland Street, Nashville, TN 37206

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant

and forever defend the title to the said land to the GRANTEE, its successors 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 5th day of April, 2007.

Fred A. Settles, Sr.
Fred A.Settles, Sr.

Joyce Settles
Joyce Settles

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **Fred A. Settles, Sr. and wife Joyce Settles,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of April, 2007.

My Commission expires:

Notary Public

MISTY M. SOHRABI
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007