Davidson County DEEDWARR
Recvd: 04/20/07 11:49 2 pgs
Fees:13.00 Taxes:571.28

20070420-0047401

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Timothy Marks and Jennifer Escue	New Owner	Map/Parcel
1716 Marsden Avenue		07212020100
Nashville, TN 37216		07-03-12920 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lisa M. Chapman, a single person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Timothy Marks, a single person, and Jennifer Escue, a single person,** (The "Grantees"), their successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit: *as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being the westerly 5 feet of Lot No. 131, all of Lot No. 132 and the easterly 6 feet, 8 inches of Lot No. 133 on the map of Riverside Drive Subdivision as of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa M. Chapman, unmarried, by Warranty Deed from Elton B. Waller, unmarried, recorded on the 3th day of October, 2006, in Instrument No. 20061003-0122321, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters shown on Plat in Plat Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee.
2. 2007 county property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as 1716 Marsden Avenue, Nashville, TN 37216

[STATE OF TENNESSEE]

[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $154,400.00

Affiant

Subscribed and sworn to before me
this 13th **day of April, 2007**
My Commission Expires: 3-20-2010

Notary Public

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of April, 2007.

Lisa M. Chapman

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Lisa M. Chapman,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2007.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: **MY COMMISSION EXPIRES: September 19, 2009**