This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08170

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 04/15/08 11:21 2 pgs
Fees:13.00 Taxes:536.50

20080415-0038053

Send Tax Bills To:

New Owner

New Owner is:
Rachel M. Dwyer
713 Greymont Drive
Nashville, TN 37217

MAP & PARCEL: 119-08-0-027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Patricia A. Marshall, married (formerly known as Patricia M. Winkowski),** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rachel M. Dwyer and husband, Michael Huby**, hereinafter referred to as Grantees, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **713 Greymont Drive, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Section Two, Glencliff Estates of record in Book 1130, page 77 and 78, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John J. Winkowski (now deceased) and wife, Patricia M. Winkowski from William J. Reinhart and Joan W. Reinhart, unmarried persons, by Warranty Deed dated August 15, 1986 and recorded August 21, 1986 in Book 6955, page 573, Register's Office for Davidson County. John J. Winkowski died on March 29, 1996 according to Death Certificate issued April 1, 1996.

This conveyance is subject to all matters of record on plat in Book 1130, pages 77 and 78, Register's Office for Davidson County.

Sellers Initials

Jim Marshall, spouse of Patricia A. Marshall, joins solely herein for the purpose of conveying his marital interest, if any, into subject property.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of April, 2008.

GRANTOR(S):

PATRICIA A. MARSHALL

JIM MARSHALL

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Patricia A. Marshall (formerly known as Patricia M. Winkowski) and Jim Marshall,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of April, 2008.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

AFFIANT

SWORN TO and subscribed before me this 8th day of April, 2008.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My commission expires: 10-14-2009