RETU
TRI[illegible]ROW, LLC
27[illegible]IVE, STE B
M[illegible], TN 37129

Davidson County DEEDWARR
Recvd: 04/17/08 14:53 2 pg
Fees:13.00 Taxes:739.63

20080417-0039182

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$199,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF April, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHERI L MORGAN NOTARY PUBLIC My Comm expires February 24, 2009 RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Joshua Marske 7020 Calderwood Drive Antioch, TN 37013	New Owner	Map 181 03 0[illegible] Parcel 133.00CC

For and in 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,

Ed Clay, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joshua A.Marske, Single person

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:

Being Lot No. 133 as shown on plan of record of Section Four Indian Creek Estates of record in Book 11700, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ed Clay, unmarried, by deed from Paragon Decision Resources, a California Corporation, dated November 12, 2002, of Instrument No. 20030324-0038327 Register's Office for Davidson County, TN.

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

This conveyance is made subject to the following:
1) 2008 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 7020 Calderwood Drive, Antioch, TN 37013
(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(s) this 15th day of April, 2008.

Ed Clay by attorney in fact
Ed Clay Joshua A. Marske

Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Motes, Attorney in Fact for Ed Clay, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of Ed Clay, for the purposes therein contained.

Power of Attorney recorded simultaneously here with, in the Register of Deeds Office in and for Davidson County, Tennessee.

WITNESS my hand and official seal this 15th day of April, 2008.

My Commission Expires: 03/07/2011

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027