Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***251,000.00.

Dorothy L Marshall
Affiant

Subscribed and sworn to before me this 29 day of May, 2009.

Notary Public

My Commission Expires: 9/30/09

BILL GARRETT, Davidson County
Trans:T20090037629 DEEDWARR
Recvd: 06/05/09 13:22 2 pgs
Fees:13.00 Taxes:928.70
20090605-0052387

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Suzanne MacKillop
5200 Dakota Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 091-15-0
PARCEL 140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty One Thousand and 00/100 Dollars ($***251,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Timothy P. Marshall and wife, Dorothy L. Marshall, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Suzanne MacKillop, _____, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 60.0 feet of the southerly 150.0 feet of Block 15 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee.

SAID part of Block 15 fronts 60.0 feet on the northerly side of Dakota Avenue, formerly Fourth Avenue North, and runs back between parallel lines, with the easterly margin of 52nd Avenue, North, formerly 11th Street, 150.0 feet to an alley.

BEING the same property conveyed to Timothy P. Marshall and wife, Dorothy L. Marshall, by Warranty Deed dated October 22, 1981, from Troy M. Broadway and wife, Bonnie L. Broadway, of record in Book 5810, page 183, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5200 Dakota Avenue, Nashville, Tennessee 37209.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on Block 15 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29 day of May, 2009.

Timothy P. Marshall

Dorothy L. Marshall

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 Timothy P. Marshall and Dorothy L. Marshall, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of May, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY