BILL GARRETT, Davidson County
Trans:T20090039292 DEEDWARR
Recvd: 06/12/09 13:01 2 pgs
Fees:13.00 Taxes:821.40
20090612-0054782

WARRANTY DEED

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF JUNE, 2009.
Notary Public
MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca M. Couch	Suntrust Mortgage, Inc.	098-13-0A-071.00 CO
(NAME) 4716 Cape Hope Pass	P.O. Box 79041 (NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Baltimore, MD, 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert L. Marx, Jr. and wife, Mary Ann Marx***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rebecca M. Couch, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot 71, PHASE ONE, SECTION FIVE, NEW HOPE POINT, as shown on plat of record in Plat Book 9700, Page 591, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Julie Ann Kent to Robert Lee Marx, Jr. as recorded on August 27, 2007 in Instrument No. 20070827-0102783, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Robert L. Marx, Jr., unmarried, by Warranty Deed from Edward M. Taylor, unmarried as recorded July 13, 2005 in Instrument No. 20050713-0080954, in the Register's Office of said county.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

*Mary Ann Marx joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Robert L. Marx, Jr.

unimproved ☐
This is improved ☐ property, known as 4716 Cape Hope Pass, Hermitage, TN 37076

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; and we do covenant with the 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 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 Grantee, her 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 our hands this 5th day of June, 2009.

Robert L. Marx, Jr.

Mary Ann Marx

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Robert L. Marx, Jr. and wife, Mary Ann Marx**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of June, 2009.

Notary Public

My commission expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 29, 2010