FRN10-1051

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/10 16:09 3 pgs
Fees:18.00 Taxes:1243.20
20100305-0017348

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **3rd** day of **March, 2010.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

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
Gaynelle Doll	Regions Bank d/b/a Regions Mortgage	104-11-0-64.00
(NAME)	(NAME)	
2005 26th Avenue S.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Birmingham, AL, 35244	
(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, I, **Guy Y. Marsh, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Gaynelle Doll, 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 No. 3 on the Plan of Resubdivision (Morris Kornman) Bransford Realty Company Subdivision, as of record in Plat Book 4955, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description.

Being the same property conveyed to Guy Y. Marsh, unmarried by Warranty Deed from Drusilla L. Anderson, unmarried, dated January 10, 2007 and recorded in Instrument No. 20070112-0005325, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☐ property, known as 2005 26th Avenue S., Nashville, TN 37212

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 my hand this **3rd** day of **March, 2010.**

Guy Y. Marsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Guy Y. Marsh, unmarried,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

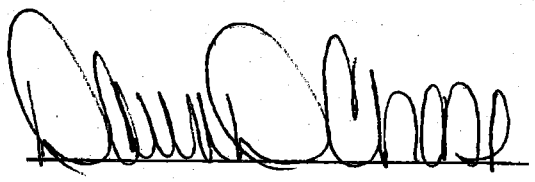
Witness my hand and official seal, this **3rd** day of **March, 2010.**

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

My commission expires:

I, Dawn Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



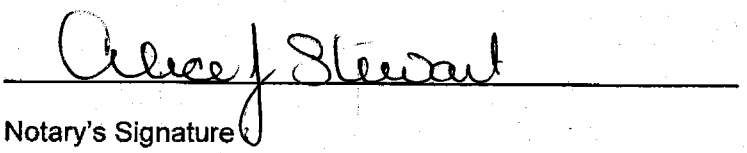
Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (DAWN D. CHASE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY



Notary's Signature

MY COMMISSION EXPIRES: 6/5/12

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).