BILL GARRETT, Davidson County
Trans:T20100077905 DEEDWARR
Recvd: 12/10/10 10:00 2 pgs
Fees:13.00 Taxes:1184.00

20101210-0098424

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2010.

Notary Public
My commission expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

03-1009-36706

Address of New Owner:	Send Tax Bills to:	Tax Information
Kendell Marvel 4610 Dakota Avenue Nashville TN 37209	Same	091-16-0 383.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jessica Humphrey, single, and Christina J. Vanregenmorter, single, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kendell Marvel and wife, Randa Marvel, hereinafter called the Grantees, their successors 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. 511 of Block 24 on the Map of Charlotte Park First Addition of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Leber and Jessica Humphrey, as joint tenants with right of survivorship, by deed from Martin Lewis Starr, dated December 5, 2003, recorded December 16, 2003 of record in Instrument No. 20031216-0179745, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jessica Humphrey and Christina J. Vanregenmorter, as tenants in common with rights of survivorship by Quitclaim Deed from Matthew Leber and Jessica Humphrey, dated August 28, 2008 recorded September 5, 2008 in Instrument No. 20080905-0091235, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4610 Dakota Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 30th day of ~~October~~ November, 2010.

Jessica Humphrey

Christina J. Vanregenmorter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Humphrey and Christina J. Vanregenmorter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of ~~October~~ November, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13