BILL GARRETT, Davidson County
Trans:T20110047429 DEEDWARR
Recvd: 08/03/11 14:09 2 pgs
Fees:13.00 Taxes:1387.50
20110803-0059791

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2011.

Notary Public
My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1107-47451

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Barry Remple<br>105 Osprey Court<br>Nashville TN 37211 | NEW OWNER | 172-10-0-B-093 |

# 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, Jeffery S. Marwill and wife, Meredith B. Marwill, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barry Remple and wife Jean Remple, 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. 93, on the Plan of Cluster Lot Development, Christiansted Valley, Phase One, Revision One, of record in Instrument No. 20000215-0015149 and Instrument No. 2000215-0015150 and revised in Instrument No. 20010209-0012852, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery S. Marwill and wife, Meredith B. Marwill, by deed from Fallon Homes, LLC, dated July 27, 2001 recorded August 3, 2001 of record in Instrument No. 20010803-0082976, said Register's Office. Jeffery S. Marwill is one and the same as and is also known as Jeffrey S. Marwill.

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 105 Osprey Court, Nashville, TN 37211

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 29th day of July, 2011.

Jeffery S. Marwill

Meredith B. Marwill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffery S. Marwill and Meredith B. Marwill, 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 Brentwood, TN, this 29th day of July, 2011.

Notary Public
State of Tennessee at Large

**My Commission expires**

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON