THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11080825** BILL GARRETT, Davidson County Trans:T20110060985 DEEDWARR Recvd: 09/30/11 13:59 2 pgs Fees:13.00 Taxes:1702.00 20110930-0075952	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$460,000.00~~ $460,000.00 Affiant Subscribed and sworn to before me, this29th day of September, 2011. Notary Public My Commission Expires: 9-8-2013

WARRANTY DEED

Address New Owner: Jordan R Marshall and Julie C Marshall 4317 Wallace Ln Nashville TN 37215	Send Tax Bills To: Franklin American Mortgage Co. 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 13-8-67.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan David Lucas and wife, Anne Spence Lucas** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan R Marshall and wife, Julie C Marshall** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 49, SNEED ESTATES, as shown on plat of record in Plat Book 2133, Pages 10 and 11 amended in Book 2099, Page 581, 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 to Jonathan David Lucas and wife, Anne Spence Lucas by Warranty Deed from Richard W. Rodgers and wife, Mary F. Rodgers, recorded on the 17th day of October, 2006 in Instrument No. 20061017-0128869 and Scrivener's Affidavit recorded at Instrument No. 20101025-0085194, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SNEED ESTATES, as recorded in Plat Book 2133, Page(s) 10 and 11.

This is improved property located at 4317 Wallace Ln Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2011.

Jonathan David Lucas

Anne Spence Lucas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan David Lucas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan David Lucas,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Anne Spence Lucas**, of the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of September, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014