WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/12 10:50 2 pgs
Fees:13.00 Taxes:462.50
20120222-0015230

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$125,000.00.**

Theresa Bradley
Affiant

MICHAEL D. LEMONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this 17 day of FEBRUARY, 2012.

MY COMMISSION EXPIRES: November 3, 2015

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Carly Marcum and Eric Marcum	American Equity Mortgage	083-04-0-138.00
1233 Preston Drive	5721 Reliable Pkwy	
Nashville, TN 37206	Chicago IL 60686-0057	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rachel Neerman, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carly Marcum and Eric Marcum, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6 on the plan of Rosebank Park, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rachel Neerman, unmarried, by deed from James S. Boulware, unmarried, on November 16, 2004, of record in Instrument Number 20041119-0139218, Register's Office for Davidson County, Tennessee. And corrected and re-recorded in Instrument Number 20050826-0102280, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 26, Register's Office Davidson County, Tennessee.

This is improved property known as: **1233 Preston Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 15, 2012.

Rachel Neerman
Rachel Neerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rachel Neerman,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 15, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity
For Remote Filing Documents at Davidson County

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian 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.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and of state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires:

MICHAEL CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015