G-23888-B

Box 14-A

BILL GARRETT, Davidson County
Trans:T20120033785 DEEDWARR
Recvd: 05/08/12 10:19 2 pgs
Fees:13.00 Taxes:690.05
20120508-0039649

STATE OF Pa
COUNTY OF Bucks

The actual consideration or value, whichever is greater, for this transfer is 186,500.00

Patrick March Marion March
Affiant

Subscribed and sworn to before me, this 30th day of April, 2012.

Kathleen Roberts
Notary Public

My commission expires: 5/31/13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathleen Roberts, Notary Public
Doylestown Boro, Bucks County
My Commission Expires May 31, 2013
Member, Pennsylvania Association of Notaries

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LATONYA KNOTT	Citibank, N.A.	08412012500
3205 KNOBDALE ROAD	1000 Technology Drive	
NASHVILLE, TN 37214	O'Fallon, MO 63368-2240	
		File: ST2012-0363

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

MARION MARCH and HUSBAND, PATRICK MARCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LATONYA KNOTT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 51 on the Plan of Lincoya Hills, as of record in Plat Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY CONVEYED TO MARION MARCH AND PATRICK MARION, HUSBAND AND WIFE, BY WARRANTY DEED FROM JOHN M MAYNARD AND WIFE, KATHERINE A MAYNARD DATED 08/21/06 AND RECORDED ON 08/24/06 IN INSTRUMENT NO. 20060824-0104458, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 1835, Page 91, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 3205 KNOBDALE ROAD, NASHVILLE, TN 37214.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 30th day of April, 2012.

Marion March

MARION MARCH

Patrick March

PATRICK MARCH

STATE OF Pa
COUNTY OF Bucks

Personally appeared before me, a Notary Public of said County and State, MARION MARCH and PATRICK MARCH, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2012.

Kathleen L Hunt

Notary Public

My Commission Expires: 5/31/13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathleen Roberts, Notary Public
Doylestown Boro, Bucks County
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