When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2012.

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 9/22/14

05-1206-65640

Address of New Owner:	Send Tax Bills to:	Tax Information
Nancy Spillner	Primary Residential Mortgage,	119-11-0117.00
40 E. Thompson Lane	4750 West Wiley Post Way, Ste 200	
Nashville TN 37211	Salt Lake City, UT 84116	

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, James Howard Marshall, Executor of the Estate of Rebecca Ann Marshall, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nancy Spillner, 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. 50, on the Plan of Thompson Lane Park, of record in Plat Book 2331, Page 138, Register's Office for said County.
INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed by James Otis Marshall and Rebecca T. Marshall to the State of Tennessee of record in Book 3460, Page 263, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being the same property conveyed to James Otis Marshall and wife, Rebecca T. Marshall by deed from John U. Wilson and wife, Louise Wilson, dated January 17, 1957, recorded February 6, 1957 in Book 2636, Page 593, Register's Office for Davidson County, Tennessee. James Otis Marshall having since died June 6, 2011. Rebecca T. Marshall having since died testate on July 17, 2012, leaving James Howard Marshall, Executor of the Estate of Rebecca Ann Marshall, Probate No. 12P-1145 , Chancery Court of Davidson County, Tennessee

Rebecca T. Marshall and Rebecca Ann Marshall being one and the same person.

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 40 E. Thompson Lane, 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.

BILL GARRETT, Davidson County
Trans:T20120065336 DEEDWARR
Recvd: 08/31/12 08:53 2 pgs
Fees:13.00 Taxes:458.80
20120831-0078745

WITNESS my hand this 23rd day of August, 2012.

James Howard Marshall

James Howard Marshall, Executor
Of the Estate of Rebecca Ann Marshall, deceased

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Howard Marshall, Executor of the Estate Rebecca Ann Marshall, deceased, 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 and seal at ~~Hendersonville~~ COLUMBIA, Tennessee, this 23rd day of August, 2012.

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014