Davidson County	DEEDWARR
Recvd: 11/06/12 11:14	3 pgs
Fees:18.00 Taxes:666.00	
20121106-0102358	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON.~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

$180,000.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016

(AFFIX SEAL)

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Marlin and Christy Marlin, husband and wife	Prime Residential Mortgage, Inc.	01816013500
	(NAME)	
333 Moncrief Avenue	4750 W. Wiley Post Way, Ste. 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joseph Bowling McIntosh, an ummarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phillip Marlin and Christy Marlin, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 31 AND 32 AND THE WESTERLY PART OF LOT NO. 30 ON THE REVISED MAP OF THE MONCRIEF SUBDIVISION OF THE NORTH PART OF THE ALLEN MATHIS LANDS AT GOODLETTSVILLE IN THE 10TH CIVIL DISTRICT OF SAID COUNTY. SAID LOTS AND PART OF LOT ADJOIN AND FRONT TOGETHER 125 FEET ON THE NORTHERLY SIDE OF MONCRIEF AVENUE AND RUNS BACK BETWEEN LINES 355.5 FEET ON THE WESTERLY LINE OF LOT NO. 32 AND 313.7 FEET ON THE EASTERLY LINE OF SAID PART OF LOT NO. 30 TO A DEAD LINE IN THE REAR ON WHICH THEY MEASURE 134.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO J. BILLY MCINTOSH AND WIFE, KATHERINE MCINTOSH BY DEED FROM RICHARD HAROLD SORRELLS AND HELEN GAIL SORRELLS OF RECORD IN BOOK 6487, PAGE 514, DATED 11/17/84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. J. BILLY MCINTOSH DIED ON APRIL 30, 1996 LEAVING KATHERINE MCINTOSH AS SURVIVINNG TENANT. FURTHER QUITCLAIMES TO JOSEPH BOWLING MCINTOSH BY DEED FROM KATHERINE MCINTOSH OF RECORD BY INSTRUMENT NO. 20011206-0134594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 333 Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 2nd day of November, 2012.

WARRANTY DEED
(Continued)

Joseph Bowling McIntosh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Bowling McIntosh, an unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of November, 2012.

Notary Public



My Commission Expires: 11/3/15

(SEAL)

RETURN TO:
Amy Cross Nance
1600 Westgate Circle, Ste. 100
Brentwood, TN 37027

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

