WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120099416 DEEDWARR
Recvd: 12/28/12 09:55 2 pgs
Fees:13.00 Taxes:1152.55

20121228-0119891

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry W. Marshall	Regions Bank	155160A16200CO
(NAME)	(NAME)	
5825 Deer Estates Dr	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles O. Mann, Jr., Successor Trustee of the Volunteer Real Estate Trust u/t/a January 9, 2008**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jerry W. Marshall and Peggy R. Marshall , husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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. 177, on the Plan of Traceside, Section Seven, as shown on plat of record in Plat Book 9700, page 423, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John L. Van Cleave, Trustee of the Volunteer Real Estate Trust u/t/a dated January 9, 2008, as heretofore or hereafter amended, his successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever all without joinder of any other party by Deed from Christopher J. Daugherty, a married man, dated 01/30/2008 and filed for record on 01/31/2008 in Instrument 200801310009947, Register's Office for Davidson County, Tennessee.

Charles O. Mann Jr., having since been appointed successor trustee in Instrument 201202220015363, said Register's Office.

This conveyance is made subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 7900, Page 705, Plat Book 9700, Page 423, said Register's Office.
Restrictions of record in Book 9435, Page 493, as amended of record in Book 9677, Page 675, said Register's Office.
By-Laws of record in Book 9668, Page 899, said Register's Office.

Agreement for Dedication of Easement for Sewer Lines of record in Book 7243, Page 345, said Register's Office.
Agreement for Dedication of Easement for Water Lines of record in Book 9306, Page 279, said Register's Office.
Landscape Agreement of record in Book 10355, Page 859, said Register's Office.
Charter of record in Book 9668, Page 894, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200003290031451, said Register's Office.
Agreement for Resignation of Trustee and Appointment of Successor Trustee of record in Instrument 201202220015363, said Register's Office.
Certification of Trust for the Volunteer Real Estate Trust of record in Instrument 201202220015364, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5825 Deer Estates Drive, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 21st day of December, 2012.

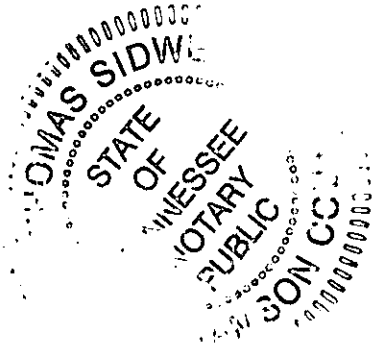
CHARLES O. MANN, JR., SUCCESSOR TRUSTEE OF THE VOLUNTEER REAL ESTATE TRUST U/T/A JANUARY 9, 2008

x _____
Charles O. Mann, Jr.
Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Charles O. Mann , Jr with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Successor Trustee of Charles O. Mann, Jr., Successor Trustee of the Volunteer Real Estate Trust u/t/a January 9, 2008 and that he/she/they as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Successor Trustee.

WITNESS my hand and seal this 21st day of December, 2012.



_____
Notary Public
My Commission Expires: 11/10/13

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01288-12172
SMG TN Warranty Deed