WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130078635 DEEDWARR
Recvd: 09/11/13 10:15 3 pgs
Fees:18.00 Taxes:488.03
20130911-0095793

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Affiant

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of September, 2013

Notary Public

MY COMMISSION EXPIRES: January 4, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita R. Marshall	Mortgage Investors Group	085 - 07- 0- 0110.00
(NAME) 3135 Edgemont Drive	(NAME) 8320 East Walker Springs Lane #200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, WE, **John M. Nauman, Dennis L. Nauman, Jr. and Jaimie N. Reneau, heirs for the Estate of Cleo I. Nauman, deceased** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anita R. Marshall, unmarried**, 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:

Land in Davidson County, Tennessee being described as follows to-wit:

BEING Lot No. 138 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the westerly margin of Jenry Drive, at the corner of Lots Nos. 137 and 138; thence with the line between said lots, northwesterly 113.1 feet to a point; thence northerly 118.9 feet to the southerly margin of Edgemont Drive; thence with the margin of the same, easterly partly around a curve, 106.72 feet to the beginning of a curve; thence around said curve, southerly 39.27 feet to the westerly margin of Jenry Drive; thence with the margin of the same, southwesterly 99 feet to the point of beginning.

BEING the same property conveyed to Dennis Lee Nauman and wife, Cleo R. Nauman, by deed of Carl Batson and wife, Bettye H. Batson dated August 16, 1960, of record in Book 96, page 559, Register's Office for Davidson County, Tennessee. Dennis Lee Nauman died on May 26, 2007, leaving his wife, Cleo R. Nauman as surviving tenant by the entirety. Cleo R. Nauman and Cleo I. Nauman being one and the same person, died testate on August 23, 2011, leaving her three children, namely John M. Nauman, Dennis L. Nauman, Jr. and Jaimie N. Reneau.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3135 Edgemont Drive, 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, has 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 our hands this **4th** day of **September, 2013**

John M. Nauman

Dennis L. Nauman, Jr. by John M. Nauman
Attorney In Fact

Jaimie N. Reneau by John M. Nauman
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **John M. Nauman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **September, 2013**

Notary Public

LAUREN M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 12-10-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Nauman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dennis L. Nauman, Jr., as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20130911-0095791, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Dennis L. Nauman, Jr., under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 4th day of August, 2013.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Nauman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jaimie N. Reneau, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20130911-0095792, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Jaimie N. Reneau, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 4th day of August, 2013.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-16