BILL GARRETT, Davidson County
Trans:T20130084870 DEEDWARR
Recvd: 10/01/13 15:57 2 pgs
Fees:13.00 Taxes:1180.30
20131001-0103120

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1175

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$319,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
KRISTIN N FAULDER et vir **949 Maxwell Avenue** **Nashville, TN 37206**	Gardner Financial Services, Ltd. 3503 Paesanos Pkwy San Antonio, TX 78231	**08208033200**

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, **I, RICKY J. BROWN and wife, SANDRA MARSH**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTIN N FAULDER and husband, JOE FAULDER**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being the southerly 150 feet, more or less, Lot No. 10 of Block "G" on the Plan of Eastwood Addition, of record in Book 332, Page 63, Register's Office for Davidson County.

Said Lot No. 10 fronts 50.0 feet on the northerly margin of Maxwell Avenue and extends back between parallel lines 150.0 feet, more or less, to a dead line.

Being the same property conveyed to Ricky J. Brown, an unmarried man, by Quitclaim Deed from Ricky J. Brown, an unmarried man, surviving joint tenant of Mark A. Manasco, deceased, of record in Instrument Number 20110831-0067516, Register's Office for Davidson County, Tennessee and being the same property conveyed to Mark A. Manasco, unmarried and Ricky J. Brown, unmarried, Joint Tenants with full rights of survivorship, by Double Quitclaim Deed from Mark A. Manasco, unmarried, to W. William Davis, Trustee and from W. William Davis, Trustee, of record in Instrument Number 200005160049023, Register's Office for Davidson County, Tennessee and being the same property conveyed to Mark A. Manasco, unmarried, by deed from Lola Harrison Walker and husband, Robert Walker, of record in Book 9745, page 734, Register's Office for Davidson County, Tennessee.

The said Mark A. Manasco having since died and the said Ricky J. Brown having since married Sandra Marsh. Sandra Marsh joins in the conveyance of said property for the purpose of conveying any and all of her right, title and interest she might have in said property by reason of the marital estate or otherwise.

See Limited Power of Attorney of record in Instrument Number 20131001-0103119, Register's Office for Davidson County, Tennessee.

This is improved property known as 949 Maxwell Avenue, Nashville, Tennessee 37206

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 our hands this 30th day of September, 2013.

RICKY J. BROWN

SANDRA MARSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RICKY J. BROWN, 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 at Nashville, Tennessee, this 30th day of September, 2013.

Notary Public

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12/28/2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of September, 2013, personally appeared RICKY J. BROWN to me known to be the person who executed the foregoing instrument on behalf of SANDRA MARSH, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said SANDRA MARSH, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of September, 2013.

Notary Public

My Commission Expires: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY