WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086848 DEEDWARR
Recvd: 10/08/13 09:12 2 pgs
Fees:13.00 Taxes:473.60
20131008-0105444

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0781

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $128,000.00.

Affiant

Subscribed and sworn to before me this 7th day of October, 2013

Notary Public
My Commission expires: 8-8-17
(Affix Seal)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Marsden	Gardner Financial Services, LTD	90-8-30
611 Annex Avenue	3503 Paesanos Parkway	
Nashville, TN 37209	San Antonio, TX 78231	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Curtis Andrew Kent and Janae Kent, husband and wife as tenants by the entirety**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael L. Marsden, an unmarried individual and Patrick R. Marsden, married individual**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Situated in Davidson County, Tennessee and being more particularly described as follows:

Tract 1:

Being the Southerly 50 feet of the easterly half of Lot Number 54 on the Map of West Nashville Annex, as of record in Book 332, Page 11 of record in Register's Office for said county.

Lot No. 54 fronts 50 feet on the westerly side of Annex Avenue and runs back between parallel lines from the center of said Annex, 200 feet more or less, to the center of an alley.

Tract 2:

Beginning at the northeasterly corner of Lot No. 56, known as 609 Annex Avenue, on the westerly side of Annex Avenue, and thence along the said westerly side of Annex Avenue for 17 feet; thence west for 36 feet. Said portion of Lot no. 56 is on the plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtis Andrew Kent and Janae Kent husband and wife as tenants by the entirety from HSBC Bank USA National Association, as trustee for FBR Securitization Trust 2005-3, by Corporate Special Warranty Deed on June 26, 2009, of record in Instrument Number 20090817-0077030, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **611 Annex Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 3, 2013.

Curtis Andrew Kent by Attorney-in-fact

Curtis Andrew Kent by Andy Maloney as Attorney in Fact

Janae Kent by Attorney-in-fact

Janae Kent by Andy Maloney as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Andy Maloney with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Curtis Andrew Kent, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Curtis Andrew Kent, the bargainor(s), by the said Andy Maloney, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and seal, this 3rd day of October, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Andy Maloney with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Janae Kent, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Janae Kent, the bargainor(s), by the said Andy Maloney, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 3rd day of October, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY