File Box 8

BILL GARRETT, Davidson County
Trans:T20130097909 DEEDWARR
Recvd: 11/18/13 13:35 2 pgs
Fees:13.00 Taxes:555.00
20131118-0118789

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53029
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kendell Marvel Randa Marvel 3703 Sentinel Dr. Nashville, Tennessee 37209	Farmington Financial Group, LLC 2002 Richard Jones Road, Suite 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 10401012500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Percy Wayne Green and wife, Rosie H. Green,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Kendell Marvel and wife, Randa Marvel hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 46 on the Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, page 88, Register's Office for said County.

Said Lot No. 46 fronts 70 feet on the south side of Sentinel Drive and runs back between lines 135.3 feet on the west line along the east margin of an alley, 121.1 feet on the east line to the north right-of-way line of the N.C. & St. L. Railroad Branch on which it measures 41.7 feet.

Being the same property conveyed to Percy Wayne Green and wife, Rosie H. Green by Warranty Deed from Valley View Homes, Inc., dated January 10, 1956, recorded January 23, 1956, of record in Book 2489, page 485, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 88, said Register's Office, which Plan shows a 35 foot minimum building setback line from Sentinel Drive and a easements for public utility, drainage and sewer purposes along the rear line of said lot. Subject to the right of way of the N.C. and St. L. Railroad along the rear of said lot. Restrictions of record in Book 2446, page 146, amended in Book 2487, page 19, said Register's Office.

This is improved property, known as: 3703 Sentinel Drive, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this. 15th day of November, 2013

Percy Wayne Green
Percy Wayne Green

Rosie H. Green
Rosie H. Green

State of TENNESSEE
County of DAVIDSON

On this 15th day of November, 2013, before me the undersigned authority, personally appeared Percy Wayne Green and Rosie H. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Diane K. Mann
Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $150,000.00

Rachel Farr
Affiant

Sworn and subscribed before me this the 15th day of November, 2013

My Commission Expires: _____

Diane K. Mann
Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017