WARRANTY DEED

G-PP-13-1030

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LORI CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Grange	Wells Fargo Bank, N.A.	
1030 15th Avenue South	(NAME) 2701 Wells Fargo Way	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Minneapolis, MN 55467	105-1-621.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENT M. MARCUS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA GRANGE, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 4 OF THE RESUBDIVISION OF LOTS NO. 71, 72 AND 73 ON THE PLAN OF BOYD AMENT PLAN RESUBDIVISION OF RECORD IN BOOK 21, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OF THE B.F. SHIELDS HEIRS ADDITION OF RECORD IN BOOK 57, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY CHARLES PHILLIP CLINARD DATED DECEMBER 30, 1985, THE OWNER'S CERTIFICATE AND RESUBDIVISION PLAN OF RECORD BEING RECORDED IN BOOK 6250, PAGE 864, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENT M. MARCUS, UNMARRIED BY WARRANTY DEED FROM JAMES D. FOSTER AND WIFE, MCLAUREN P. FOSTER, RECORDED ON THE 9TH DAY OF FEBRUARY, 1999 IN DEED BOOK 11333, PAGE 724, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGE 864, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS HAS NEVER BEEN A MARITAL RESIDENCE OF GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 1030 15th Avenue South, Nashville, Tennessee 37212
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20130105886 DEEDWARR
Recvd: 12/19/13 14:49 2 pgs
Fees:13.00 Taxes:1158.10
20131219-0128422

Witness my/our hand(s) this 16th day of December, 2013.

Kent M. Marcus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kent M. Marcus, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903