WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of **January, 2014** Notary Public MY COMMISSION EXPIRES: 10/16/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140001099 DEEDWARR
Recvd: 01/07/14 08:14 2 pgs
Fees: 13.00 Taxes: 1875.90
20140107-0001444

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Servais and Jeff Servais	SunTrust Mortgage, Inc.	130-15-0-075.00
(NAME)	(NAME)	
2500 Hemingway Drive	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond, VA, 23224	
(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, I/WE, **David J Maron, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah Servais and Jeff Servais, wife and husband**, 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 Lot No. 1, Block "J" on the Plan of Tyne Meade, Section III, as of record in Plat Book 1424, pages 12 thru 14, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to David J. Maron, unmarried by deed dated March 24, 2002 from John M. Grizzel and wife, Dana L. Grizzel and filed of record in Instrument # 20010328-0029691, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

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 ☒ property, known as 2500 Hemingway Drive, Nashville, TN 37215

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.

12 30TH December 2013

Witness our hands this ~~2nd~~ day of **~~January, 2014~~**

X David J. Maron

David J Maron

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

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

12 30 December 2013

Witness my hand and official seal, this ~~2nd~~ day of **~~January, 2014~~**

Randolph Edelman

Notary Public

My commission expires: 09/30/2017

RANDOLPH EDELMAN
Commission # 2040280
Notary Public - California
Los Angeles County
My Comm. Expires Sep 30, 2017