BILL GARRETT, Davidson County
Trans:T20140001100 DEEDWARR
Recvd: 01/07/14 08:19 2 pgs
Fees:13.00 Taxes:810.30

20140107-0001447

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 2-20-14
(AFFIX SEAL)

G-PP-13-2221

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Browder	Sumner Bank and Trust	
(NAME)	(NAME)	
2221 Scott Avenue	780 Browns Lane	**72-1-287.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Gallatin, TN 37066	
(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 **MARCH PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ADAM BROWDER, 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:

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE NORTHERLY 60 FEET OF LOTS NOS. 58, 59, 60 ON THE PLAN OF MONTGOMERY HEIGHTS, OF RECORD IN BOOK 332, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOTS FRONT 60 FEET ON THE EASTERLY SIDE OF SCOTT AVENUE AND RUN BACK BETWEEN PARALLEL LINES ALONG THE SOUTHERLY MARGIN OF AN ALLEY, 157 FEET TO THE WEST LINE OF LOT NO. 57.

BEING THE SAME PROPERTY CONVEYED TO MARCH PROPERTIES, LLC BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2004-3, RECORDED ON THE 16TH DAY OF AUGUST, 2013 IN INSTRUMENT NO. 20130816-0086403, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 47 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **2221 Scott Avenue Nashville, Tennessee 37216**
(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.

Witness my/our hand(s) this 23 day of December, 2013.

March Properties, LLC

BY: _____
Sean M. Davidson, Co-President/Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of December, 2013, before me personally appeared Sean M. Davidson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Co-President/Member of March Properties, LLC, the within named bargainor, a limited liability company, and that he as such Co-President/Member executed the foregoing instrument for the purpose therein contained.

Witness my ~~hand~~ and official seal, this the 23rd day of December, 2013.

_____
Notary Public

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212