BILL GARRETT, Davidson County
Trans:T20140008325 DEEDWARR
Recvd: 02/05/14 10:38 2 pgs
Fees:13.00 Taxes:2064.57
20140205-0010162

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Aaron W. Marshall
5999 Edmondson Pike
Nashville, Tennessee 37211

SEND TAX BILL TO:
~~**Mortgagee**~~
New Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 172-09
GROUP A
PARCEL 098.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathy M. Harriman and husband, Robert R. Harriman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Aaron W. Marshall and Jacqueline A. Marshall, husband and wife**, 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. 98 on the Plan of Banbury Crossing, Section 2, of record in Plat Book 9700, page 605, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathy M. Harriman and husband, Robert R. Harriman by Quitclaim Deed from Victor Hazelwood, Trustee of record in Instrument no. 20121004-0090840, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **5999 Edmondson Pike, Nashville, Tennessee 37211.**

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,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **31st** day of **January, 2014.**

Kathy M. Harriman

Robert R. Harriman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathy M. Harriman and husband, Robert R. Harriman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of January, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $557,991.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 7-30-17