RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN143962

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/14 14:12 3 pgs
Fees:18.00 Taxes:432.53
20140313-0021160

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00.

Jeffrey A Marks
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2014.

Sherri Engel
NOTARY PUBLIC

My commission expires January 14, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Marks and Mary C. Marks 1723 Red Jacket Drive Antioch, TN, 37013	Franklin American Mortgage 501 Corporate Centre Dr. Suite 400 Franklin, TN 37067	173050A1800CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixteen Thousand Nine Hundred and 00/100 Dollars ($116,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANIEL W. BROWN, JOINED BY HIS WIFE, JACLYN E. BROWN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JEFFREY A. MARKS AND WIFE, MARY C. MARKS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows:

BEING all of Lot No. 188 (One Hundred Eighty-Eight) on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of Record at Instrument Number 20050721-0084791 and Amended of record at Instrument Number 20051114-0136938, of the Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property as conveyed to *DANIEL W. BROWN, joined by his wife, JACLYN E. BROWN* by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, by Roger Case, Vice President, dated April 17, 2006, recorded April 20, 2006 at Instrument Number 20060420-0045667, Register's Office for Davidson County, Tennessee.

Tax ID Number

Map 173, 05, 0 A, Parcel 188.00

The property address of the herein described real estate is believed to be 1723 Red Jacket Drive, Antioch, Davidson County, Tennessee, 37013 and is shown on all tax records as

same, but such addresses' are not part of the legal description of the subject property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12 day of March, 2014.

DANIEL W. BROWN

JACLYN E. BROWN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Daniel W. Brown and Jaclyn E. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12 day of March, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

