BILL GARRETT, Davidson County
Trans:T20140049291 DEEDWARR
Recvd: 07/10/14 12:42 2 pgs
Fees:13.00 Taxes:871.35

20140710-0060831

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires October 2, 2017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/2/17

(AFFIX SEAL)

File No.: AV-14-3101

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie A. Marrs and Daniel J. Marrs	Legacy Home Loans	108120B00900CO
(NAME)	(NAME)	
3101 Harborwood Drive	4025 Hillsboro Rd., Ste. 601	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **THE ENTRUST GROUP, INC., FBO STUART WEST IRA ACCOUNT# 59-00058**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DANIEL J. MARRS AND CARRIE A. MARRS, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being No. Lot 4, PHASE 1-A, SECTION ONE, HARBORVIEW, as shown on plat of record in Plat Book 6900, Page 583, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The EnTrust Group, Inc. FBO Stewart West IRA Account #59-00058 by Warranty Deed from Kenneth Garnand, dated September 7, 2012, of record in Instrument Number 20120910-0081640, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3101 Harborwood Drive, Nashville, TN 37214
(House Number) (Street) (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 GRANTEES, 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 8th day of July, 2014.

READ & APPROVED BY:

Stuart West, Client #59-00058

THE ENTRUST GROUP, INC..
FBO Stuart West IRA Account #59-000548

BY: M. Cruz

Printed Name: Maria Cruz

Its: Authorized Signer

STATE of California)
COUNTY of Alameda)

On July 8, 2014, before me, Irena Vann, Notary Public, personally appeared Maria Corpuz, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature

Notary Public
My commission expires:

IRENA VANN
Commission No. 2039369
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires SEPTEMBER 23, 2017

This area for official notarial seal

Notary Name:
Notary Registration Number:

Notary Phone:
County of Principal Place of Business: