BILL GARRETT, Davidson County
Trans:T20140049628 DEEDWARR
Recvd: 07/11/14 11:43 2 pgs
Fees:13.00 Taxes:1017.50

20140711-0061256

BOX 50-B

RETURN TO:

~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2014.

Notary Public

My commission expires: 1-9-16

(Notary Stamp) JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John H. Stubbs and Vivian B. Stubbs	New Owner	**Map\Parcel: 104-13-0A-047.00-CO**
401 Bowling Ave #41		
Nashville, TN 37205		

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 ACKNOWLEDGE, WE, **Marisa Mimms n/k/a Marisa Martin and husband, Daniel Martin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John H. Stubbs and Vivian B. Stubbs, 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:

Building Site No. 47 on the Plan of Richmeade Place, Section III, as shown by plat of record in Plat Book 5050, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Homeowner's Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Marisa Mimms, unmarried, and Malcolm Mimms, married, tenants in common with right of survivorship by deed from Kari E. Brown, married, Frank Brown, husband of Kari E. Brown f/k/a Kari E. Vogler, unmarried of record in Instrument No. 20060918-0115064 Register's Office for Davidson County, Tennessee, dated September 15, 2006 and recorded on September 18, 2006. (Value of consideration shown in aforementioned deed $252,500.00.) .

Being the same property conveyed to Marisa Mimms by deed from Malcolm Mimms of record in Instrument No. 20130508-0046698 Register's Office for Davidson County, Tennessee, dated May 07, 2013 and recorded on May 08, 2013. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Daniel Martin, husband of Marisa Mimms n/k/a Marisa Martin, joins in the execution of this instrument for the sole purpose of relinquishing any and all of his rights, title, and interest, marital or otherwise, in and unto said property.

This is improved (X) unimproved ( ) property known as 401 Bowling Ave #41 Nashville, TN 37205.

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 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 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.

Witness our hands this 27th day of June, 2014.

Marisa Martin

Daniel Martin

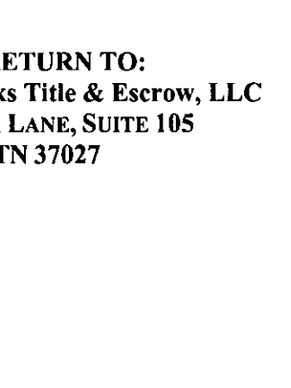
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Marisa Martin and Daniel Martin the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public

My Commission Expires:



File #: **414031**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027