| | |
|---|---|
| **Davidson County** | **DEEDWARR** |
| **Recvd: 07/16/14 13:31** | **2 pgs** |
| **Fees:13.00 Taxes:462.50** | |
| **20140716-0062901** | |

## WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of July, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Allyson Marshall and Jack Marshall, As Joint Tenants with the right of surviorship | Cornerstone Financial Credit Union | 12810005200 |
| (NAME) | (NAME) | |
| 212 New Sawyer Brown Road | 1701 21st Avenue South | |
| (ADDRESS) | (ADDRESS) | |
| Nashville 37221 | Nashville, TN 37212 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alex T. Livingston and Stephanie R. Livingston, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allyson Marshall and Jack Marshall, As Joint Tenants with the right of surviorship**, 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. 220 on the Plan of Stacy Square Subdivision, Section 3 as of record in Book 4175, page 154, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Alex T. Livingston and wife, Stephanie R. Livingston By Warranty Deed from Richard Eric Amundrud and wife, Susan K. Amundrud, formerly known as Susan K. Hope dated 08/31/10 recorded , of record in Instrument No. 20100916-0073735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 212 New Sawyer Brown Road, Nashville, TN 37221

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 Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 11th day of July, 2014.

Alex T. Livingston

Stephanie R. Livingston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alex T. Livingston and Stephanie R. Livingston the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this11th day of July, 2014

Notary Public

Commission Expires: 8/29/2017

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 8/29/2014

(SEAL)

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17