WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067286 DEEDWARR
Recvd: 09/10/14 09:28 2 pgs
Fees:13.00 Taxes:2220.00
20140910-0082749

R-MRR-14-1026

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Taylor, Trustee of the Joyce-Lee Land Trust dated April 10, 2014	**New Owner**	
(NAME)	(NAME)	**105-01-110.00**
1026 16th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HENRY G. MARX, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Taylor, Trustee of the Joyce-Lee Land Trust dated April 10, 2014,** 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 Lot 125, M.A. SPURR'S RE-SUBDIVISION OF LOTS NO. 8, 74, AND 75 OF THE BOYD AMENT TRACT, as shown on plat of record in Plat Book 21, Page 83, 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 Henry G. Marx by Warranty Deed from Daniel Bourgoise and Kelley Bourgoise as trustees of the Daniel & Kelley Bourgoise Living Trust 1991 dated October 11, 1991 (as to a 50% interest) and Frederick A. Bourgoise and Teresa Burkett Bourgoise as trustees of the Frederick & Teresa Bourgoise Living Trust 1992 dated April 14, 1992 (as to a 50% interest), recorded on the 6th day of July, 2005 in Instrument No. 20050706-0077202, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M.A. SPURR'S RE-SUBDIVISION OF LOTS NO. 8, 74, AND 75 OF THE BOYD AMENT TRACT, as recorded in Plat Book 21, Page(s) 83, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1026 16th Avenue South, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 9th DAY OF SEPTEMBER, 2014.

Henry G. Marx

STATE OF CALIFORNIA

COUNTY OF Los ANGELES

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

Witness my hand and official seal, this the 9th of September, 2014.

Notary Public
My Commission Expires: JUNE 10, 2018
(SEAL)

J. GUARDADO
Commission # 2071086
Notary Public - California
Los Angeles County
My Comm. Expires Jun 10, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212