WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071111 DEEDWARR
Recvd: 09/23/14 11:04 2 pgs
Fees:13.00 Taxes:717.80
20140923-0087192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Theresa N. Davies and Adam C. Davies, wife and husband	Ascend Federal Credit Union	173 09 0A 312.00
(NAME)	(NAME)	
918 Tote Lane	P.O. Box 1210	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tullahoma TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Four Thousand And No/100 Dollars ($194,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kelly Martin Mariotti, formerly Kelly M. Martin, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Theresa N. Davies and Adam C. Davies, wife and husband**, 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. 268 on the Plan of Phase Four Lenox Village, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kelly M. Martin, unmarried by Warranty Deed from Don B. Smithson, dba as Don B. Smithson Construction dated February 25, 2005 of record in Instrument No. 20050301-0022635, Register's Office of Davidson County, Tennessee.

Clayton Mariotti, husband of Kelly Martin Mariotti, hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

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.

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unimproved ☐
This is improved ☒ property, known as 918 Tote Lane, Nashville, TN 37211

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 19th day of September, 2014.

Kelly Martin ~~Mariotto~~ Mariotti KMM

Clayton ~~Mariotto~~ Mariotti CM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Kelly Martin Mariotto and husband, Clayton Mariotto, the within named bargainors, 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 official seal, this the 19th of September, 2014.

Notary Public

My Commission Expires:

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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