BILL GARRETT, Davidson County
Trans: T20140074510 DEEDWARR
Recvd: 10/03/14 08:15 2 pgs
Fees: 12.00 Taxes: 0.00

20141003-0091381

THIS INSTRUMENT PREPARED BY:

William E. Andersen
THE ANDERSEN FIRM
A Professional Corporation
500 E. Broward Blvd., Suite 1600
Ft. Lauderdale, FL 33394

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

Tax Map-Parcel No.: 157 00 0 052.00

WARRANTY DEED

THIS WARRANTY DEED made this 11th day of September, 2014, by NANCY E. MARCHESE, hereinafter called Grantor, whose address is 6304 Edinburgh Drive, Nashville, TN 37221, and NANCY E. SMITH MARCHESE and VICTOR L. MARCHESE, Trustees, or their successors in interest, of the NANCY E. SMITH MARCHESE TRUST dated March 20, 2007, hereinafter called Grantee, whose address is 6304 Edinburgh Drive, Nashville, TN 37221.

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of $10.00, in hand paid by the said Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold, and by these presents does hereby transfer and convey unto the said Grantee, its heirs, successors and assigns, a certain parcel of land situate in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 3 as of record in Plat Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantors by deed of record in Deed Book 9167, Page 7-9 in the Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to such limitations, reservations, restrictions and encumbrances and easements of record.

Real property taxes with respect to this property shall be paid by Grantee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as otherwise herein set forth. Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 11 day of September, 2014.

Nancy E. Marchese
NANCY E. MARCHESE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared NANCY E. MARCHESE, 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 foregoing instrument as their free act and deed for the purposes therein contained.

HEIDI M PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand, at office, this 11th day of September, 2014.

Heidi M Phillips
Notary Public

My Commission expires:

~~My commission expires July 3, 2017~~

Property Address:
6304 Edinburgh Drive
Nashville, TN 37221

THIS TRANSACTION IS EXEMPT FROM TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F), which provides that no transfer tax shall be levied on the transfer of any real estate where such is a transfer of real estate to a revocable living trust. Furthermore, the Grantees are not required to provide the oath of value pursuant to Tennessee Code Annotated Section 67-4-409(a)(5), since the transaction is exempt from tax.

Address New Owner as Follows:	Send Tax Bills to:	Deed Information: Book ___, Page ___
NANCY E. SMITH MARCHESE TRUST 6303 Edinburgh Drive Nashville, TN 37221	NANCY E. SMITH MARCHESE TRUST 6303 Edinburgh Drive Nashville, TN 37221	Instrument Number: _____ Reg. of Deeds, _____ County