WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140076754 DEEDWARR
Recvd: 10/10/14 10:17 2 pgs
Fees: 13.00 Taxes: 721.50

20141010-0094100

STATE OF AL
COUNTY OF Mobile

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Donna M. Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2014.

Donna A. T. Minard
Notary Public

MY COMMISSION EXPIRES: 02-19-18

(AFFIX SEAL)

DONNA A. MINIARD NOTARY PUBLIC ALABAMA STATE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcus Marasco	Mortgage Investors Group	098-09-0-A 031.00CO
(NAME)	(NAME)	
5601 Regatta Blvd	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kenneth R. Hughes and wife, Donna M. Hughes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marcus Marasco, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 212, on the plan of Phase One, Lake Shore, as shown on plat of record in Plan Book 6900, Page 684, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth R. Hughes and wife, Donna M. Hughes by Warranty Deed dated 06/30/2005 from Gary W. Henrich and wife, Nancy R. Henrich of record in Instrument 200507070077910, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 6900, Page 683, Plan Book 6900, Page 684, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 7572, Page 669, said Register's Office. Quitclaim Deed to the Homeowner's Association of record in Book 8697, Page 123, said Register's Office. Charter of Homeowners Association of record in Book 7892, Page 464 and Book 8709, Page 424, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 208 East Pearson Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 8 day of October, 2014

Kenneth R. Hughes
By; Donna M. Hughes, His Attorney in Fact
Kenneth R. Hughes
By; Donna M. Hughes, His Attorney In Fact

Donna M. Hughes
Donna M. Hughes

State of Alabama
County of Mobile

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna M. Hughes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of October, 2014

Donna A. Miniard
Notary Public
My Commission Expires: 02-19-18

DONNA A. MINIARD NOTARY PUBLIC ALABAMA STATE AT LARGE

State of Alabama
County of Mobile

On this 8th day of October, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Donna M. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Kenneth R. Hughes, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20141010.0094099 Register's Office of Davidson County, Tennessee.

Witness my hand and Official Seal this 8th day of October, 2014.

Donna A. Miniard
Notary Public
My Commission Expires: 02-19-18

DONNA A. MINIARD NOTARY PUBLIC ALABAMA STATE AT LARGE

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122