Davidson County DEEDWARR
Recvd: 11/25/14 09:33 3 pgs
Fees:18.00 Taxes:1461.50
20141125-0108506

WARRANTY DEED

PHILLIS ELLIS
STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Marilyn Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

R-VRES-14-01711

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)
Marilyn Harris	Franklin Synergy Bank	
(NAME)	(NAME)	**117-8-59.00**
128 First Road	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Summertown, TN 38483	Franklin, TN 37064	
(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 **ELIZA MARCUM (f/k/a ELIZA ROSE BROCK) AND KEITH ADAM MARCUM, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARILYN HARRIS,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being the Northwesterly 25 feet of the Northeasterly 145 feet of Lot No. 23 and the Southeasterly 30 feet of the Northeasterly 145 feet of Lot No. 24, on the Changed Plan of a Subdivision of Lots Nos. 11 to 15, inclusive of Belmont Terrace Annex No. 1, as of record in Book 547, Page 99, Register's Office for said County.

Beginning at a point on the Southwesterly margin of Gale Avenue, Extended, 190 feet Southeast of the Southeasterly margin of Bright-wood Avenue; thence with the Southwesterly margin of Gale Avenue, Extended, Southeasterly. 55 feet; thence at right angles South-Westerly 145 feet; thence at right angles Northwesterly 55 feet; thence at right angles Northeasterly 145 feet to the beginning. Included in the above referenced legal description but expressly excluded from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation in Deed Book 4796, Page 55.

Being the same property conveyed to Eliza Rose Brock, unmarried, and Keith Adam Marcum, unmarried, as Tenants in Common with the Right of Survivorship by Warranty Deed from Kevin Terry, an unmarried man, and Celeste Lamberth, an unmarried woman, as Tenants in Common with Rights of Survivorship, recorded on the 20th day of August, 2013 in Instrument No. 20130820-0087488, in the Register's Office of Davidson County, Tennessee. The said Eliza Rose Brock having since married and is now known as Eliza Marcum.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 99, 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).
- Conveyance to State of Tennessee recorded in Book 4796, Page 55.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1711 Gale Lane, 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 21st DAY OF NOVEMBER, 2014.

Eliza Marcum

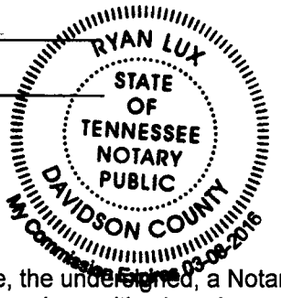
Keith Adam Marcum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZA MARCUM, 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 21st of November, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

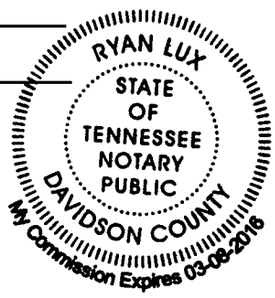


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH ADAM MARCUM, 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 21st of November, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY