WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003350 DEEDWARR
Recvd: 01/14/15 09:49 2 pgs
Fees:13.00 Taxes:675.25

20150114-0003881

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Marco P Walz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6/29/16

MARC D. HANSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marco P. Walz and Amy E. Walz, husband and wife	F & M Bank	098 01 0 067.00
(NAME)	(NAME)	
5177 Roxborough Drive	10 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Two Thousand Five Hundred And No/100 Dollars ($182,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Brock and wife, Marilyn K. Brock**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marco P. Walz and Amy E. Walz, husband and wife**, 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:

Being Lot No. 73, on the plan of Roxborough Subdivision, of record in Plat Book 5200, Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Brock and wife, Marilyn K. Brock by Warranty Deed from Moinul Hug and wife, Nurjahan Hug dated September 21, 1995 and recorded September 25, 1995 in Book 9805, Page 809, in said Register's Office for Davidson County, Tennessee.

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 5177 Roxborough Drive, Hermitage, TN 37076

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 13th day of January, 2015.

James Brock

Marilyn K. Brock

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, James Brock and wife, Marilyn K. Brock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 10, 2018

File Number: MTJ-142670