# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012464 DEEDWARR
Recvd: 02/20/15 09:25 2 pgs
Fees:13.00 Taxes:1146.63
20150220-0014679

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015

Notary Public:

MELISSA EDDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: (AFFIX SEAL)

MY COMMISSION EXPIRES: JANUARY 24, 2017

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| DeMonty Marshall | CMG Mortgage, Inc. | Parcel ID: |
| 216 Hidden Court | 3160 Crow Canyon Rd., Ste. 400 | 064030A03100CO |
| Old Hickory, TN 37138 | San Ramon, CA 94583 | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Vincent R. Couden and Susan A. Couden, Trustees U/A/D July 11, 1996, Couden Joint Revocable Living Trust Agreement**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**DeMonty Marshall and wife, Rebekah Marshall**

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. 14 on the Plan of Phase Two-A Brandywine Pointe, as shown by plat of record in Plat Book 7900, Page 350-351, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Vincent R. Couden or Susan A. Couden, Trustees U/A/D July 11, 1996, Couden Joint Revocable Living Trust Agreement and Any Successor in Trust by deed from Terry Hill and Mary Hill, of record in Instrument 20030908-0130873, dated September 5, 2003, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8120, Page 170 amended in Book 8671, Page 484; Book 9010, Page 627; Book 8544, Page 818; and Book 10721, Page 835, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 350-351, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 216 Hidden Court, Old Hickory, TN 37138

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, 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 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 February, 2015.

Couden Joint Revocable Living Trust
Agreement
By:

Vincent R. Couden, Trustee

Susan A. Couden, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vincent R. Couden and Susan A. Couden, Trustees of the Couden Joint Revocable Living Trust Agreement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she are Trustees of the Couden Joint Revocable Living Trust Agreement, and as such Trustees, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2015.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.