BILL GARRETT, Davidson County
Trans:T20150013675 DEEDWARR
Recvd: 02/25/15 10:25 4 pgs
Fees:23.00 Taxes:1428.20
20150225-0016081

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

Frank David Condurelis & Kristin Condurelis
Lealand Lane
Nashville, TN 37067

SEND TAX BILLS TO:
Farmington Mortgage
2002 Richard Jones Ste300A
Nashville, TN 37215

Map/Parcel
132-5-90

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Kimberly C. Marshman, a married woman ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Frank David Condurelis and wife, Kristin E. Condurelis, as tenants by the entireties ("Grantees"), their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davison County, Tennessee, being Lot No. 13 on the Plat of Glendale Park, Section No. 2, of record in Plat Book 1130, page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to Kimberly C. Marshman, a married woman, by Warranty Deed dated October 27, 2009, of record in in Instrument No. 20091030-0100423, said Register's Office.
>
> Subject to all matters of plat as recorded in Plat Book 1130 page 61, said Register's Office.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

Robert Mason Marshman, spouse of Kimberly C. Marshman, hereby joins in this instrument for the purpose of conveying any and all marital rights he may have as the spouse of the Grantor.

The undersigned covenants with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; and that the same is unencumbered except for the 2015 property taxes which have been prorated between the parties.

The undersigned further covenants and binds themselves, their heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this Deed.

WITNESS OUR HANDS on this the 28 day of FEBRUARY, 2015.

"GRANTORS"

KIMBERLY C. MARSHMAN

ROBERT MASON MARSHMAN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, KIMBERLY C. MARSHMAN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 20 day of FEBRUARY, 2015.

NOTARY PUBLIC

My commission expires: 6-21-15

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ROBERT MASON MARSHMAN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 20 day of FEBRUARY, 2015.

NOTARY PUBLIC

My commission expires: 6-21-15

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $386,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 20 day of Feb, 2015.

NOTARY PUBLIC

My commission expires: 6-21-15

