Davidson County DEEDWARR
Recvd: 03/26/15 09:29 4 pgs
Fees:23.00 Taxes:1476.30
20150326-0025926

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32261-03-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Affiant Subscribed and sworn to before me this 25th day of March, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean Marshall Taylor Marshall 1620 Russell Street Nashville, TN 37206	Fifth Third Mortgage 5001 Kingsley Drive Maildrop 1MOCBQ Cincinnati, OH 45227	Map and Parcel No.: 083 14 0 109 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy F. McCoy and wife Darci L. McCoy** ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **Sean Marshall and wife Taylor Marshall** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1620 Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 25th day of March, 2015.

Jeremy F. McCoy, by
Larry G. McCoy as his Attorney in Fact

Darci L. McCoy, by
Larry G. McCoy as her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry G. McCoy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for **Jeremy F. McCoy and Darci L. McCoy**, and he is authorized by **Jeremy F. McCoy and Darci L. McCoy** to execute this instrument on behalf of each of them.

Witness my hand and seal, at Office, this 25th day of March, 2015.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of the Lindsley Subdivision of the Chadwell Tract, as of record in Plan Book 2, page 24, Chancery Court at Nashville, Tennessee.

Said Lot No. 55 fronts 50 feet on the southerly side of Russell Street, formerly Ruth Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jeremy F. McCoy and Darci L. McCoy, husband and wife, by deed dated June 29, 2012 from Gary S. Douglas, married of record in Instrument No. 20120703-0058683, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 083 14 0 109 00.
2. All matters appearing on the Plan of record as Book 2, page 24, Chancery Court at Nashville, Tennessee.

True Copy Certification

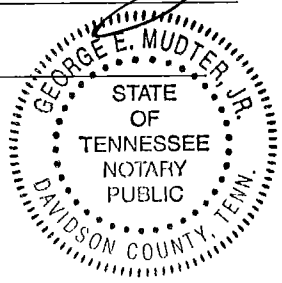
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:



My Commission Expires MAY 3, 2016