BILL GARRETT, Davidson County
Trans:T20150026912 DEEDWARR
Recvd: 04/10/15 12:09 2 pgs
Fees:13.00 Taxes:862.10
20150410-0031674

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $233,000.00

Affiant

Subscribed and sworn to before me, this 7 day of April, 2015.

Notary Public
My commission expires: 12-27-18

NOTARY PUBLIC AT LARGE
KATHLEEN A. TOLLISON
WILSON CO. TENN.

06-1503-75988

Address of New Owner:	Send Tax Bills to:	Tax Information
Naphtali Marshall	Regions Bank dba Regions Mortg	087-02-0-038.00
4589 Raccoon Trl	6000 Poplar Avenue, Ste 300	
Hermitage TN 37076	Memphis, TN 38119	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Darleen Joyce Woiten and Walter William Woiten, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Naphtali Marshall and Alyssa Marshall, husband and wife,, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 6900, Page 653, as corrected by Surveyor's Certificate of Correction of record in Book 7664, Page 465, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Laux Mennite by deed from Calvin A. Bracewell and wife, Eunice E. Bracewell, dated May 31, 1995, recorded June 7, 1995, of record in Book 9693, Page 966, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Darleen Joyce Woiten and Walter William Woiten, wife and husband by deed from Karen Laux Mennite and Anthony Mennite, wife and husband, dated July 10, 2014, recorded July 11, 2014, of record in Instrument No. 20140711-0061403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4589 Raccoon Trl, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9 day of April, 2015.

Darleen Joyce Woiten
Darleen Joyce Woiten

Walter William Woiten
Walter William Woiten

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darleen Joyce Woiten and Walter William Woiten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 9 day of April, 2015.

Kathleen A Tomlinson
Notary Public

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.