WARRANTY DEED

SEND TAX BILL TO:
Reginald A. Marshall
334 Lark Springs Road
Madison, TN 37115

This Instrument Prepared By:
ROBERT E. TAYLOR,
Attorney at Law
110 West Kentucky Avenue
Franklin, KY 42134
(270) 586-3626

BILL GARRETT, Davidson County
Trans:T20150028492 DEEDWARR
Recvd: 04/16/15 09:38 3 pgs
Fees:18.00 Taxes:3.33
20150416-0033563

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The Actual consideration or true Value, whichever is greater for this Transfer is $900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF ____, 2015.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 900.00, Affiant
Subscribed and sworn before me this the 16 Day of April, 2015.
Deputy Register

THIS INDENTURE made and entered into on this 11th day of March, 2015, by and between, S&E Enterprises of Simpson County, LLC, who has their post office address at 1215 Autumn Oaks Drive, Franklin, Kentucky 42134, grantor herein, and Reginald A. Marshall and wife, Felicia S. Marshall who have their residence and post office address at 334 Lark Springs Road, Madison, TN 37115 and Barry A. Payne who has his address at 3914 Crouch Drive, Nashville, TN 37207, grantees herein.

WITNESSETH: That for and in consideration of NINE HUNDRED DOLLARS ($900.00) cash in hand, receipt of which is hereby acknowledged, the grantor does hereby deed, sell, alien, and convey an undivided one-half (1/2) interest unto the grantees, Reginald A. Marshall and wife, Felicia S. Marshall, and to the

survivor of them, and an undivided one-half (1/2) interest unto Barry A. Payne, his heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

> A tract of land located in the 10th Civil District of Davidson County, fronting 96 feet, more or less on an unnamed dirt road and running back between parallel lines 250 feet, more or less, to a dead line running 96 feet, more or less, in the rear. This tract is located near the Larkin Springs Road north of Sanitarium Road and contain ½ acre more or less. This is unimproved property known as 350 Larkin Springs Road, Madison, TN 37115 and being Map 052-03, Parcel 64, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to S&E Enterprises of Simpson County, LLC, by Melissie E. C. Bush, Trustee (also known as Melissie Earlene Conrad Bush, Trustee) and Harold Duncan, by deed dated July 10, 2006, being instrument number 20060714-0084799, Davidson County Register's Office.

TO HAVE AND TO HOLD the aforesaid land, with the appurtenances, estate, title and interest thereto belong to the said GRANTESS, an undivided one-half (1/2) interest unto Reginald A. Marshall and wife, Felicia S. Marshall, and to the survivor of them, and an undivided one-half (1/2) interest unto Barry A. Payne, his 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 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.

IN TESTIMONY WHEREOF, witness the signatures of the grantor and grantees on this day of date first above written.

S&E ENTERPRISES OF
SIMPSON COUNTY, LLC

REGINALD A. MARSHALL

FELICIA S. MARSHALL

BARRY A. PAYNE

STATE OF KENTUCKY
COUNTY OF SIMPSON

S&E Enterprises of Simpson County, LLC, by Managing partner, Jerry Summers, grantor herein, personally appeared before me, the undersigned, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at this office, this 11th day of March, 2015.

My Com. expires _____.

Robert E. Taylor
Notary Public, ID No. 470172
State at Large, Kentucky
My Commission Expires on July 2, 2018

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Reginald A. Marshall and wife, Felicia S. Marshall and Barry A. Payne, grantees herein, personally appeared before me, the undersigned, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand, at this office, this _____ day of March, 2015.

My Com. expires _____

MY COMMISSION EXPIRES:
March 21, 2017

Notary Public

SHAWANA MAJORS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY