BILL GARRETT, Davidson County
Trans: T20150030450 DEEDWARR
Recvd: 04/22/15 10:53 2 pgs
Fees: 13.00 Taxes: 1080.40
20150422-0035955

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$320,000.00~~ $292,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2015.

Notary Public
My commission expires: 3-6-18

JAQUELINE GARCIA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

02-1501-49367

Address of New Owner:	Send Tax Bills to:	Tax Information
Tina Barks 4313 Brush Hill Road Nashville TN 37216	new owner	061-04-0-091.00

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, Jenne B. Dobard, unmarried, and Meredith Lyerly Marlin, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tina Barks, unmarried woman, 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 the easterly part of Lot No. 5, of Block 3, on the Plan of Map of A.J. McGaughey's Second Haysboro Subdivision, of record in Book 547, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 5 fronts 100 feet on the west side of Brush Hill Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jenne B. Dobard, a single woman by Warranty Deed from Samantha Gibb, married, dated April 14, 2012, recorded April 30, 2012, of record in Instrument No. 20120430-0036591, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jenne B. Dobard and Meredith Lyerly Marlin by Quitclaim Deed from Jenne B. Dobard, dated March 18, 2013, recorded March 20, 2013, of record in Instrument No. 20130320-0027385, 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 4313 Brush Hill Road, Nashville, TN 37216

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 15 day of April, 2015.

Jenne B. Dobard

Meredith Lyerly Marlin

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand at office, this day of March, 9, 2015.

Notary Public

My Commission expires 9-10-2018

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand at office, this 11 day of March, 2015.

Notary Public

My Commission expires 9-10-2018

JERMAINE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY