Return To: 150183
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

File No. 155067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037883 DEEDWARR
Recvd: 05/15/15 10:50 2 pgs
Fees:13.00 Taxes:906.50
20150515-0044828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn K. Marcario	First Community Mortgage, Inc.	082-11-0-007.00
(NAME)	(NAME)	
508 N 2nd Street	254 Heritage Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **THE LINCOLN REAL ESTATE GROUP, INC., A NEVADA CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN K. MARCARIO, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 97 and the northerly 20 feet of Lot No. 98, Harris Addition to Edgefield, as of record in Book 21, Page 100, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of North 2nd Street, at the common corner of Lots 96 and 97; thence with the line between said lots, westerly 136.96 feet, more or less, to the easterly margin of an alley; thence with the same, south 6 degrees 16 minutes west 55.13 feet to a point at the beginning of a curve; thence around said curve, southeasterly 23.43 feet to a point in the northerly margin of an alley; thence with said alley, south 83 degrees 14 minutes east 121.81 feet to a point in the westerly margin of North Second Street; thence with the same, north 6 degrees 59 minutes east 70 feet to the point of beginning.

BEING the same property conveyed to The Lincoln Real Estate Group, Inc., a Nevada corporation, by Warranty Deed from William Woodard, unmarried, dated May 9, 2014 and recorded May 9, 2014 in Instrument Number 20140509-0039966, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 508 N 2nd Street, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 the said land to the said GRANTEE(S), 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/our hand(s) this 12th day of May, 2015.

The Lincoln Real Estate Group, Inc., a Nevada corporation

By: _____ VP
Ben Essenpreis, Vice President

STATE OF ILLINOIS

COUNTY OF Madison

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared BEN ESSENPREIS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the VICE PRESIDENT of THE LINCOLN REAL ESTATE GROUP, INC., the within named bargainor, and corporation, and that he/she as such VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said BEN ESSENPREIS as such VICE PRESIDENT.

Witness my hand at office this 12 day of May, 2015.

Commission expires: 5/12/17

_____
Notary Public

OFFICIAL SEAL
THEODORE W FLATH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/12/17