THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150038451 DEEDWARR
Recvd: 05/18/15 14:11 3 pgs
Fees:18.00 Taxes:762.20
20150518-0045585

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,000.00

Ashley Merritt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2015

J Anderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Samples	New Owner	MAP
5014 W. Durrett Drive		PARCEL
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Thomas Walter Marshall, Bruce Richard Marshall and Gerald Allan Marshall as the heirs at law of Vincensa Marshall, and Mary Lou Marshall**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Samples and wife, Victoria Samples**

HEREINAFTER CALLED THE GRANTEES, 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. 310, Caldwell Country Estates, Section 5, as shown by plat and survey of record in Book 3300, page 16, Registers office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Vincensa Marshall by deed from Ivan T. Pitts of record as Instrument No. 20010604-0057871, Registers office for Davidson County, Tennessee. The said Vincensa Marshall having since died leaving Thomas Walter Marshall, Bruce Richard Marshall and Gerald Allan Marshall as her heirs at law. See Affidavits of Heirship of record as Instrument No. 20150518-0045579 and 20150518-0045580, Registers office for Davidson County, Tennessee . Further, the undersigned Mary Lou Marshall joins in this conveyance for the purpose of conveying all interest she may have in the subject property as a potential heir or devisee of Vincensa Marshall both presently or as may arise in the future.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **5014 W. Durrett Drive, Nashville, TN 37211.**

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 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 the 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.

Witness our hand(s) this the 14th day of May, 2015.

Thomas W. Marshall, by Patti Czarnik, Attorney in Fact
Thomas W. Marshall
BY: Patti Czarnik, Attorney in Fact

Gerald Allan Marshall, by Patti Czarnik, Attorney in Fact
Gerald Allan Marshall
BY: Patti Czarnik, Attorney in Fact

Bruce Richard Marshall, by Patti Czarnik Attorney in Fact
Bruce Richard Marshall
By: Patti Czarnik, Attorney in Fact

Mary Lou Marshall, by Patti Czarnik, Attorney in Fact
Mary Lou Marshall
BY: Patti Czarnik, 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, the within named Patti Czarnik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Thomas W. Marshall, as his attorney in fact, as the free act and deed of the within named Thomas W. Marshall.

Witness my hand and official seal at Nashville, TN this 14 day of May, 2015.

My commission expires: March 8, 2016

NOTARY PUBLIC

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patti Czarnik with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Gerald Allan Marshall, as his attorney in fact, as the free act and deed of the within named Gerald Allan Marshall.

Witness my hand and official seal at Nashville, TN this 14 day of May, 2015.

My commission expires: March 8, 2016

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patti Czarnik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Bruce Richard Marshall, as his attorney in fact, as the free act and deed of the within named Bruce Richard Marshall.

Witness my hand and official seal at Nashville, TN this 14 day of May, 2015.

My commission expires: March 8, 2016

NOTARY PUBLIC

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patti Czarnik with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Mary Lou Marshall, as her attorney in fact, as the free act and deed of the within named Mary Lou Marshall.

Witness my hand and official seal at Nashville, TN this 14 day of May, 2015.

My commission expires: March 8, 2016

NOTARY PUBLIC