WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150039347 DEEDWARR
Recvd: 05/20/15 14:10 2 pgs
Fees:13.00 Taxes:647.50
20150520-0046686

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2015.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Erika Rachelle Burnett	Erika Rachelle Burnett	**Map 096-14-0, Parcel 275.00**
113 Jonesboro Court	113 Jonesboro Court	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Annette M. Marlow (fka Annette M. Dickson) and husband, James Marlow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erika Rachelle Burnett, an unmarried woman

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. 242 on the Plan of Hickory Bend, Section 4, of record in Book 4175, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Annette M. Dickson, unmarried by Deed from Steven E. Erickson and wife, Lietta Erickson, dated June 11, 2004, of record in Instrument No. 20040615-0070847, Register's Office for Davidson County, Tennessee. The said Annette M. Dickson having since married and is now known as Annette M. Marlow.

This instrument is being executed on behalf of Annette M. Marlow and James Marlow, pursuant to a Power of Attorney executed by same on the 24th day of April, 2015, of record in Instrument No. 20150520-0046685 **, Register's Office for Davidson County, Tennessee.**

James Marlow, spouse of the above named Annette M. Marlow, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is made subject to the following:
(1) The Plan of record in Book 4175, Page 34, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants contained in instrument of record in Book 9628, Page 24, Register's Office for Davidson County, Tennessee.
(3) Avigation Easement and contract of record in Book 9628, page 24, said Register's Office.
(4) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (_X_) Unimproved (____) property, known as **113 Jonesboro Court, Nashville, TN 37214**

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 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 my/our hand(s) this **4th** day of **May, 2015.**

Annette M. Marlow by Houston Howell, attorney-in-fact

Annette M. Marlow By: Houston Howell, Attorney in Fact

James Marlow by Houston Howell, attorney-in-fact

James Marlow By: Houston Howell, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Annette M. Marlow and James Marlow** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Annette M. Marlow and James Marlow** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Annette M. Marlow and James Marlow,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **May, 2015.**

My Commission expires: 11/6/17

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public