(1)



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $337,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2015.

Notary Public

My commission expires: 03-07-17

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20150039994 DEEDWARR
Recvd: 05/22/15 10:43 2 pgs
Fees:13.00 Taxes:1246.90
20150522-0047407

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Alan B. Marnett	SunTrust Mortgage Inc	**180 03 0A 117.00CO**
7156 Holt Run Road	901 Semmes Avenue, RVW-5023	
Nashville, TN 37211	Richmond, VA 23224	

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, WE,

Justin M. Sexton, married and Tiffany T. Sexton, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan Marnett and wife, Kiren Marnett, and Lawrence J. Marnett

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 53 on the Plan of Section Three, Stone Creek Park of record in Book 9700, Page 956, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin M. Sexton and wife, Tiffany T. Sexton by warranty deed from Daniel T. Rauter and wife, Gretchen E. Rauter of record in Instrument No. 20050725-0086398 Register's Office for Davidson County, Tennessee, dated 07/12/2005 and recorded on 07/25/2005.

The said Justin M. Sexton and Tiffany T. Sexton were divorced by decree of divorce in Case Number _____ in the Chancery Court for Davidson County. The said Justin M. Sexton has remarried. The property is not and never has been a marital residence for Justin M. Sexton and his new spouse.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 7156 Holt Run Road, 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 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 HANDS EFFECTIVE AS OF May 20, 2015:

Justin M. Sexton

Tiffany T. Sexton

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Justin M. Sexton and Tiffany T. Sexton, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of May, 2015.

My Commission Expires: 6-5-16

Notary Public

20151200R

DORA L. MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY