THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26137

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ **380,800.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Marshall	New Owner	MAP 115-10
6357 Torrington Rd.		PARCEL 08100
Nashville, TN 37205		
(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, **Mary Lou Zagorski, Trustee, and Stephen A. Zagorski, Trustee, the Trustees of the Mary Lou Zagorski Living Trust established by the Revocable Trust Agreement of Mary Lou Zagorski dated March 18, 2008**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William A. Marshall and Michelle A. Marshall, husband and wife**

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. 76 on the Plan of West Meade Estates, Section One, of record in Plat Book 2663, Page 110, 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 Mary Lou Zagorski and Stephen A. Zagorski, Trustees of The Mary Lou Zagorski Living Trust, established by the Revocable Trust Agreement of Mary Lou Zagorski, dated March 18, 2008 by Warranty Deed from Mary Lou Zagorski, of record in Instrument No. 20080404-0034099, Register's Office for Davidson County, Tennessee, dated March 18, 2008 and recorded on April 4, 2008.

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 IMPROVED property known as **6357 Torrington Rd., Nashville, TN 37205.**

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 hands this the 4th day of June, 2015.

The Mary Lou Zagorski Living Trust established by the Revocable Trust Agreement of Mary Lou Zagorski dated March 18, 208

BY: Mary Lou Zagorski, Trustee
Mary Lou Zagorski, Trustee

Mary Lou Zagorski
Mary Lou Zagorski, Individually

BY: Stephen A. Zagorski, Trustee
Stephen A. Zagorski, Trustee

Stephen A. Zagorski
Stephen A. Zagorski, Individually

BILL GARRETT, Davidson County
Trans:T20150045913 DEEDWARR
Recvd: 06/10/15 14:36 2 pgs
Fees:13.00 Taxes:1408.96
20150610-0054940

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Lou Zagorski and Stephen A. Zagorski** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of **The Mary Lou Zagorski Living Trust under agreement dated March 18, 2008** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary Lou Zagorski and Stephen A. Zagorski** as such **Trustees**.

Witness my hand and seal this the 4th day of June, 2015.

My Commission expires 1-9-16



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, **Mary Lou Zagorski** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of June, 2015.

My Commission expires 1-9-16



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 **Stephen A. Zagorski** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of June, 2015.

My Commission expires 1-9-16



Notary Public