BILL GARRETT, Davidson County
Trans: T20150062213 DEEDWARR
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Fees: 13.00 Taxes: 1091.50
20150729-0074663

# WARRANTY DEED

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Leslie Gillespie-Marthaler and Skye Marthaler | CoreLogic | 114 08 0A 037.00 |
| (NAME)<br>512 Cedar Cove | (NAME)<br>Attn: Client Services DFW-B4-F3, 1 CoreLogic Drive | |
| (ADDRESS)<br>Nashville, TN 37209 | (ADDRESS)<br>Westlake, TX 76262 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Ninety-Five Thousand And No/100 Dollars ($295,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amanda F. Gibbs, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leslie Gillespie Marthaler and Skye A. Marthaler, wife and husband**, 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. 37 on the Plan of Cedar Crest Subdivision-Phase II of record in Book 9700, Page 37, 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 Amanda F. Gibbs, unmarried by Warranty Deed from Shahidul Islam, married dated November 20, 2012 and recorded November 26, 2012 as Instrument No. 20121126-0108515, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-153115

unimproved ☐

This is improved ☒ property, known as 512 Cedar Cove, Nashville, TN 37209

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, has 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 .

Amanda F. 2015

Amanda F. Gibbs

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Amanda F. Gibbsthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-153115