WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150073227 DEEDWARR
Recvd: 08/28/15 11:08 2 pgs
Fees: 13.00 Taxes: 854.70

20150828-0087338

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires AUG 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy J. Bales	Farmington Mortgage	172 15 0A 227.00
(NAME)	(NAME)	
1817 Bryce Circle	2002 Richard Jones Rd., Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Julie K. Marshall, f/k/a Julie A. Alexander and Gerald Marshall, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Billy J. Bales and Lori A. Bales, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 186 on the Plan of Holt Woods, Section Twelve, of record in Plat Book 9700, page 723, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie A. Alexander by Warranty Deed from Yazidian Construction, Inc., dated February 26, 1999 and filed in Book 11371, page 296, Register's Office of Davidson County, Tennessee. Gerald Marshall joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: (1) All matters as set forth on the plat of record in Plat Book 9700, Page 723; (2) Restrictive Covenants of record in Book 9570, Page 22 and Book 11096, Page 143; (3) By-Laws of record in Book 9570, Page 13; (4) Charter filed in Book 9570, page 5; (5) Easement filed in Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1817 Bryce Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 26th day of August, 2015.

JULIE K. MARSHALL, f/k/a Julie A. Alexander

GERALD MARSHALL

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 Julie K. Marshall, f/k/a Julie A. Alexander and Gerald Marshall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of August, 2015.

Notary Public
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129