BILL GARRETT, Davidson County
Trans:T20150074736 DEEDWARR
Recvd: 09/02/15 09:40 2 pgs
Fees:13.00 Taxes:712.25
20150902-0089192

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marsha E. James 2145 Maynard Court Nashville, TN 37207	Same as new owner	58-9-A-39.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $192,500.00

Julie Mendrella
Affiant

Julie Hamilton State of Tennessee Notary Public Davidson County

Subscribed and sworn to before me, this the 31st day of August, 2015.

Notary Public

My Commission Expires: 7/3/2017
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Dominick J. Ivener and Kathryn M. Taylor, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marsha E. James,** 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. 39 on the Plan of Creekside Trails – Phase 2, of record in Instrument No. 20020709-0082562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to, Dominick J. Ivener and Kathryn M. Taylor, husband and wife by Warranty Deed from Kelly L. Stratton and Yurry Stratton fka Yurry Han, husband and wife, dated August 10, 2012, recorded August 16, 2012, of record in Instrument No. 20120816-0073267, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2145 Maynard Court, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of **August, 2015.**

GRANTOR(S)

Dominick J. Ivener

Kathryn M. Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Dominick J. Ivener and Kathryn M. Taylor** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the 31 day of **August, 2015.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Return to:
Magnolia Title - Escrow
1104B Fatherland St.
Nashville, TN 37206