Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

BILL GARRETT, Davidson County
Trans:T20150076017 DEEDWARR
Recvd: 09/08/15 09:44 2 pgs
Fees:13.00 Taxes:777.00
20150908-0090830

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57794
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gary Leturmy Julie Leturmy 1365 General George Patton Road Nashville, Tennessee 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142090E15100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy R. Marshall, a widow who has not remarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary Leturmy and spouse, Julie Leturmy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 1365, together with the carport designated 1365 C, of River Plantation, Section Seven, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 705 and 706, amended in Book 6392, page 32, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jerry W. Marshall and wife, Peggy R. Marshall, by Warranty Deed from Carolyn D. Michaels Taaffe f/k/a Carolyn D. Michaels, dated September 7, 2011 and recorded September 19, 2011, of record in Inst. No. 20110919-0072240, Register's Office for Davidson County, Tennessee, the said Jerry W. Marshall has since died, leaving Peggy R. Marshall as the surviving tenant by the entirety.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 705 and 706, amended in Book 6392, page 32, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6226, page 9, and amended and restated By Laws in Inst. No. 20141014-0095009, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 1365 General George Patton Road, Nashivlle, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2015.

Peggy R. Marshall

State of Tennessee

County of Davidson

On this 31st day of August, 2015, before me the undersigned authority, personally appeared Peggy R. Marshall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Sworn and subscribed before me this ~~31st~~ 4th day of ~~August~~ September, 2015.

Notary

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.