BILL GARRETT, Davidson County
Trans:T20150080544 DEEDWARR
Recvd: 09/22/15 10:35 2 pgs
Fees:13.00 Taxes:536.50
20150922-0096154

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$145,000.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th day of September, 2015.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
|(AFFIX SEAL)

THERESA V. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamil Rich and Ned P. Rich 921 Drummond Drive Nashville, TN 37211	SAME	119-16-048.00

For and in 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,

Megan Marks, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Hamil M. Rich and wife, Emily M. Smith, a one-half (1/2) interest to be held together as tenants by the entireties, and Ned P. Rich, a one-half (1/2) interest to be held as joint tenants with right of survivorship as to the other one-half (1/2) interest

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:

Being Lot No. 144 on the Plan of Section Two, Battlewood, of record in Book 1835, Page 95 and 96 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Megan Marks, a single woman, by Warranty Deed from Jacob Benjamin Frank, married, dated July 21, 2011, of record in Instrument Number 20110725-0056594, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1835, Page 95 and 96, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **921 Drummond Drive, 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 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 my hand(s) this 17th day of September, 2015.

Megan Marks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Megan Marks, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076