BILL GARRETT, Davidson County
Trans:T20150087022 DEEDWARR
Recvd: 10/13/15 10:35 2 pgs
Fees:13.00 Taxes:347.80
20151013-0103976

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. m15-187a

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Lesley Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of October, 2015.,

Deborah L. Bissell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Jennifer C. Core	Churchill Mtg Corp.	162 05 0C 009.00
(NAME)	(NAME) #400	
5515 Country Dr.	761 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Four Thousand And No/100 Dollars ($94,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tammy L. Marlin fka Tammy L. Davis and husband, Brian W. Marlin**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jennifer C. Core, unmarried**, hereinafter called the Grantee, her 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 Townhouse No. 9 in the Hickory Valley Condominium, a Horizontal regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley of record in Book 4460, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tammy L. Davis, unmarried by Warranty Deed from Jeffrey S. Looney and Dudley S. Looney and Ruth-Ann Looney, unmarried dated July 21, 2000 and recorded July 26, 2000 as Instrument No. 200007260073793, 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.

unimproved ☐
This is improved ☒ property, known as 5515 Country Dr., Nashville, TN 37211

File Number: MFR-154165

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.

Brian W. Marlin, spouse of Tammy L. Marlin, hereby joins in this conveyance to convey any and all right, title, claim or interest he may have in and to said property, marital or otherwise.

Witness our hands this 8th day of October, 2015.

Tammy L. Marlin

Brian W. Marlin

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Tammy L. Marlin and Brian W. Marlin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2015.

Notary Public

My Commission Expires: 2-6-17

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MFR-154165