WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150098115 DEEDWARR
Recvd: 11/18/15 12:36 2 pgs
Fees: 13.00 Taxes: 702.63

20151118-0117013

KATHERINE [illegible] Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $189,900.00.

Affiant

Subscribed and sworn to before me this 6 day of NOV, 2015

Notary Public
My Commission expires: 9/29/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Julie M. Marshall	Regions Bank d/b/a Regions Mortgage	026-01-0-050.00
130 East Avenue	3050 Parkway Office Circle	
Goodlettsville, TN 37072	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daryl M. Adler and Nelson Holt**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Julie M. Marshall, unnmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 23 on the plan of Roscoe Place Second Addition, Block G , of record in Book 843, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daryl M. Adler and Nelson Holt, by deed from Jerry Alderson, on November 12, 2014, of record in Instrument Number 20141114-0105388, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as a married individuals and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 73, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1385, page 161; and Book 1404, page 325, Register's Office for Davidson County, Tennessee.

This is improved property known as: **130 East Avenue, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 6, 2015.

Daryl M. Adler

Nelson Holt

G15-3062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daryl M. Adler and Nelson Holt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 6, 2015

My commission expires ~~7/8/19~~ 7/8/19

Notary Public

