BILL GARRETT, Davidson County
Trans:T20150099618 DEEDWARR
Recvd: 11/23/15 14:50 3 pgs
Fees:18.00 Taxes:962.00

20151123-0118745

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
759158 12190
Liz Barber

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Scott and Katherine Marx	(NAME) Same	126-16-0A-171.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 6873 Bridgewater Dr.	(STREET ADDRESS)	
(CITY) Nashville, (STATE) TN (ZIP) 37221	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jeremy Neal Herndon and Christiane Herndon, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Scott M. Marx and Katherine A. Marx, husband * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

* and wife

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF
COUNTY OF Sumner The actual consideration or value whichever is greater, for this transfer is $ 260,000.00

Affiant _____

Subscribed and sworn to before me this the 13th day of Nov 2015.

Notary Public _____

My commission expires: (Affix Seal)

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6/15/2019

This is unimproved (.), known as 6873 Bridgewater Drive, Nashville, TN 37221

improved

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 13th day of October, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Jeremy Neal Herndon
Jeremy Neal Herndon

X Christiane Herndon
Christiane Herndon

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Jad A. Duncan, a Notary Public in and for said County and State, Jeremy Neal Herndon, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2015.

Notary Public
My Commission Expires:

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(This area for official notarial seal)

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Jad A. Duncan, a Notary Public in and for said County and State, Christiane Herndon, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2015.

Notary Public
My Commission Expires:

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(This area for official notarial seal)

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: P15-7151-RELO Commitment No.: P15-7151-RELO

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Final Plat Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2 of record in Plat at Instrument No. 20021022012951O, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Neal Herndon and wife, Christiane Herndon, as tenants by the entirety by Warranty deed from Donald S. Main and Wife, Valerie J. Main, aka Donald Main and Valerie Main of record in Instrument No. 20061103-0137062 Register's Office for Davidson County, Tennessee, dated October 31, 2006 and recorded on November 03, 2006. (Value of consideration shown in aforementioned deed $221,000.00.)