BILL GARRETT, Davidson County
Trans:T20150100537 DEEDWARR
Recvd: 11/25/15 13:31 2 pgs
Fees:13.00 Taxes:629.00
20151125-0119801

RECORD AND RETURN TO:
~~Limestone Title and Escrow, LLC~~
~~5200 Maryland Way~~
~~Suite 202~~
~~Brentwood, Tennessee 37027~~
File No.: TN156766

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL ~~CONSIDERATION OR~~ VALUE, WHICHEVER IS GREATER FOR THIS ~~TRANSFER IS~~ $170,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2015. NOTARY PUBLIC My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian Marsh 5445 Hickory Woods Drive Antioch, TN 37013	Same address as new owner	176 05 0A 126.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TRUDI MARSH, AN UNMARRIED PERSON**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JULIAN MARSH, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 89 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Pages 885 through 887, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being that same property conveyed to Trudi Marsh, an unmarried person by deed dated October 9, 2009 and recorded at Instrument #20091019-0096298, said Register's Office.

The address of the herein described property is believed to be 5445 Hickory Woods Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6900, Pages 885 through 887; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of November, 2015.

TRUDI MARSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Trudi Marsh, 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 and seal, this the 17th day of November, 2015.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017