This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Audrey K. Marshall
410 Bradford Green
Nashville, Tennessee 37221

MORTGAGEE
N/A

Davidson County DEEDWARR
Recvd: 12/01/15 11:38 3 pgs
Fees:18.00 Taxes:623.45
20151201-0121027

SEND TAX BILL TO:
Audrey K. Marshall
410 Bradford Green
Nashville, Tennessee 37221

MAP 142
GROUP 07 0C
PARCEL 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rebecca S. Inman, an unmarried woman** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Audrey K. Marshall, an unmarried woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 20 together with the appurtenant interest in the common elements of Ashley Green horizontal property regime established by Master Deed of record in Book 7184, Page 44, corrected in Book 7467, Page 279, and amended in Book 7482, Page 312, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aformentioned Master Deed and being located upon the Boundary Plat of Ashley Green of record in Plat Book 6900, Page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca S. Inman, single by deed from Mary W. Farris, an un-married woman, dated June 29, 201322, of record in Instrument No 20120705-0058763, Register's Office for said County

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 6900, page 978, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 410 Bradford Green, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Audrey K. Marshall, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 1st day of December, 2015.

Rebecca S. Inman

Rebecca S. Inman

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Rebecca S. Inman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of December, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $168,500.00.

Audrey K. Marshall
AFFIANT

Subscribed and sworn to before me on this 1st day of December, 2015.

NOTARY PUBLIC
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

