Davidson County DEEDWARR
Recvd: 03/29/16 09:23 3 pgs
Fees:18.00 Taxes:462.50
**20160329-0029290**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $125,000.00.**

**Affiant**

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

**Subscribed and sworn to before me, this 21st day of March, 2016.**

**Notary Public**
**My commission expires:**

**02-1602-49778**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Jessie M. Johnson | New Owner | 150-09-0-094.00 |
| 2952 Owendale Drive | | |
| Antioch TN 37013 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy Jo Marsh, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessie M. Johnson, a single woman**, hereinafter called the Grantees, their successors 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 Lot No. 56, on the Plan of Section Four, Phase Two, Forest View Park, of record in Book 5200, Page 674, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Milton Marsh, Jr. and wife, Peggy Jo Marsh by deed from David Russell Boyte and wife, Melissa Davis Boyte, dated August 20, 1987, recorded August 25, 1987, of record in Book 7334, Page 97, Register's Office for Davidson County, Tennessee. The said William Milton Marsh, Jr. having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2952 Owendale Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 21st day of March, 2016.

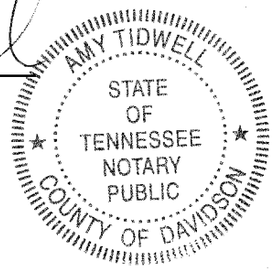
Peggy Jo Marsh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Peggy Jo Marsh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of March, 2016.

Notary Public




My Commission expires: 10/18/16

# TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am 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.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017