Davidson County DEEDWARR
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Fees:18.00 Taxes:602.73
20160419-0037938

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 41-3-A-005.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Addie Marable and Francis Marable
1329 Goodmorning Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **PAUL R. JOYNER JR., A MARRIED MAN,** "Grantors" have this day bargained and sold and do hereby transfer and convey unto **ADDIE MARABLE AND FRANCIS MARABLE,** both unmarried "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 5, on the Plat of Section One, Vantage Pointe, as of record in Instrument No. 20031017-0154221, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Paul R. Joyner, Jr., a single man, by Special Warranty Deed from Deutsche Bank National Trust Company, as trustee for the Encore Credit Receivables Trust 2005-4, dated April 20, 2009, appearing of record in Instrument No. 20090511-0042933, of the Register's Office of Davidson County, Tennessee.

Jermika M. Joyner, joins herein to convey any and all marital rights she may have in and to the property by virtue of her marriage to Paul R. Joyner, Jr.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument No. 20031017-0154221; Charter of Homeowner's Association of record in Instrument No. 20060829-0106727; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Vantage Pointe Subdivision of record in Instrument No. 20031009-0150482.; Declaration of Covenants of record in Instrument No. 20060830-0107227 and amended in 20061002-0121913, of the Register's Office for Davidson County, Tennessee.; Subject property is located in a Planned Unit Development.

This is improved property known as 1329 Goodmorning Drive, Nashville, TN, 37207.

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

The undersigned covenants with the said Grantees that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantees.

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

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15th day of April, 2016.

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Paul R. Joyner

Jermika M. Joyner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Paul R. Joyner, Jr. and Jermika M. Joyner the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

