Davidson County	DEEDWARR
Recvd: 05/05/16 13:57	3 pgs
Fees:18.00 Taxes:584.60	
20160505-0044689	

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater is $158,000.00

Affiant

Subscribed and sworn before me this the ~~29th~~ day of ~~April,~~ May 2016

Notary Public
My commission expires: SEP 2 0 2016

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

WARRANTY DEED

Address of New Owner:
Zachary K. Marbury
509 Allentown Rd
Old Hickory, TN 37138-2331

Send Tax Bill to:
NEW OWNER

Tax Information:
053-16-0-219.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DENNIS TOLLISON and wife JILLIAN N. POSS TOLLISON, a married woman, formerly known as JILLIAN N. POSS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ZACHARY K. MARBURY AND ADRIAN M. SNIDER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of Kenwood Estates of record in Plat Book 9700, Page 137, 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 Jillian N. Poss, an unmarried woman by Warranty deed from Jeremy Thompson and Leah Thompson, husband and wife of record in Instrument No. 20120601-0047719 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 01, 2012. (Value of consideration shown in aforementioned deed $138,000.00.)

The said Jillian N. Poss having since married Dennis Tollison and living at the property as husband and wife.

Being also known as 509 Allentown Rd Old Hickory, TN 371382331.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 509 Allentown Rd, Old Hickory, TN 37138-2331.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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 the 29th day of April, 2016.

Dennis Tollison

Jillian N. Poss Tollison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Jillian N. Poss~~,* 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 and official seal this 29th day of April, 2016.

Notary Public
My commission expires:

1/5/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

*Dennis Tollison and Jilliam N. Poss Tollison

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)

