WARRANTY DEED

MARSHALL-H16200

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 27th DAY OF May, 2016.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kennon Marshall, unmarried	USAA	050.03-0B-045.00 CO
1011 Mulberry Way	10750 McDermott Freeway	
Nashville, TN 37207	San Antonio, TX 78288	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JORDAN ANDERSON AND WIFE, JESSICA ANDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KENNON MARSHALL , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 45 on the Plan of Mulberry Downs, Phase 1, as shown by plat of record in Book 7900, Pages 84, 85, 86, 87 and 88, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made from a more complete legal description.

Being the same property conveyed to Jordan Anderson & wife, Jesse Anderson by deed from Valerie J. McCardell and husband, Amado Torres of record at Book 200602160019001, recorded on 02/16/2006, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1011 Mulberry Way, Nashville, Tennessee 37207 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20160046342 DEEDWARR
Recvd: 06/02/16 09:06 2 pgs
Fees:13.00 Taxes:573.50
20160602-0055391

Witness my/our hand(s) this 27th day of May, 2016 :

Jordan M. Anderson

Jessica N. Anderson

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JORDAN M. ANDERSON AND JESSICA N. ANDERSON, the bargainor(s), 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 for the purposes therein contained. Witness my hand and official seal at Sumner County Tennessee, this 27th day of May, 2016.

Notary Public

My Commission Expires: _____

