BILL GARRETT, Davidson County
Trans:T20160047688 DEEDWARR
Recvd: 06/06/16 15:42 2 pgs
Fees:13.00 Taxes:2183.00
20160606-0057015

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Pope	New Owner	130-15-0-036.00
(NAME)	(NAME)	
2820 Hemingway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Paul Marshall, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Pope and Virginia Pope, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 3, Block H, on the Plan of Section III, Tyne Meade, as of record in Book 1424, pages 12, 13, and 14, Register's Office for said County, and described as follows:

Beginning at a point on the northerly margin of Hemingway Drive, at the corner of Lots 2 and 3; thence westerly along said Drive, 181.9 feet to the beginning of a curve; thence around said curve in a northerly direction 49.06 feet to a monument in the easterly margin of Harpeth Hills Drive; thence with the margin of the same, northerly 205.6 feet to the corner of Lots 3 and 4; thence with the line between said lots, southeasterly 243.4 feet to a monument, and continuing in the same direction 48.5 feet to a corner of Lots 2 and 3; thence with the line between said lots, southerly 220 feet to the point of beginning.

Being the same property conveyed to Jack A. Marshall, Jr. and wife, Cathy C. Marshall by Warranty Deed from Clarence F. Johnson and wife, Anna K. Johnson, filed for record 04/21/1969 in Book 4327 Page 218, Register's Office for Davidson County, Tennessee. The said Cathy C. Marshall having since died on August 6, 2001, leaving her husband, Jack A. Marshall as surviving tenant by the entirety. The property was further conveyed to Paul Marshall by Quitclaim Deed from Jack A. Marshall, Jr., filed for record 05/09/2012 in Instrument No. 20120509-0040252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2820 Hemingway Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; 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 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 our hands this 3rd day of June, 2016.

Paul Marshall

State of Tennessee

County of Davidson

On this 3rd day of June, 2016, before me, a Notary public in and for said County and State, personally appeared Paul Marshall, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206