GSRM Box 44

(1)

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160049391 DEEDWARR
Recvd: 06/10/16 13:14 2 pgs
Fees:13.00 Taxes:2035.00
20160610-0059037

W & I Ref: (DM) Title No.: 58311
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Grace Brock Clark 4317 Wallace Lane Nashville, TN 37215	Bank of America, N.A. 8800 Baymeadows Way West Jacksonville, FL 32256

TAX MAP PARCEL NUMBERS: 13008006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jordan R. Marshall and wife, Julie C. Marshall**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Grace Brock Clark, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Sneed Estates of record in Plat Book 2133, pages 10 and 11, amended in Book 2099, page 581, Register's Office for said County. Said Lot No. 49 fronts 132.0 feet on the westerly margin of Wallace Lane and extends back between parallel lines 305.5 feet to a dead line in the rear, measuring 132.0 feet thereon.

Being the same property conveyed to Jordan R. Marshall and wife, Julie C. Marshall by Warranty Deed from Jonathan David Lucas and wife, Anne Spence Lucas, dated September 29, 2011, recorded on September 30, 2011 of record in Instrument No. 20110930-0075952, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan, of record in Book 2133, pages 10 and 11, amended in Book 2099, page 581, said Register's Office, which Plan shows an 85 foot minimum building set back line from Wallace Lane and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 4317 Wallace Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2016.

Jordan R. Marshall

Julie C. Marshall

State of Tennessee

County of Davidson

On this 10th day of June, 2016, before me the undersigned authority, personally appeared Jordan R. Marshall and Julie C. Marshall, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Sworn and subscribed before me this 10th day of June, 2016.

Notary

My Commission Expires: 3-6-18

LYNNE B JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 6, 2018