BILL GARRETT, Davidson County
Trans: T20160068884 DEEDWARR
Recvd: 08/09/16 12:12 2 pgs
Fees: 13.00 Taxes: 1535.50
20160809-0082781

WARRANTY DEED

SUSAN FRENSLEY NEWTON NOTARY PUBLIC TENNESSEE My Comm Exp. SEPTEMBER 11, 2017 COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$415,000.00**

+ Kelly Marchione
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2016

Susan Frensley Newton
Notary Public

MY COMMISSION EXPIRES : 9-11-17

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Kelly Marchione and Anthony Marchione	Renasant Bank	
(NAME) 3054 Lakeshore Dr	(NAME) 2001 Park Place N., Ste 150	054090 051.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Birmingham, AL 35203	
(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,

Ed Tignor, Jr. and Roselynn C. Tignor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Marchione and Kelly Marchione, 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:

Land in the Second Civil District of Davidson County, TN, being Lot No 1 on the Plan of the resubdivision of Lots 1 and 2 Life and Casualty Insurance Company's subdivision of the Dabbs and Elliot property, as of record in Plat Book 5800, page 162, Register's office for Davidson County, TN, to which reference is hereby made for a more complete description of said property.
Being the same property conveyed to Ed Tignor, Jr., married and Roselynn C. Tignor, married, by deed from Roselynn C. Tignor, married, of record in Instrument No. 20081028-0107614, dated 10/20/2008, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **3054 Lakeshore Dr, Old Hickory, TN 37138**
(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 my/our hand(s) this **5th day of August, 2016.**

Ed Tignor, Jr.

Roselynn C. Tignor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Ed Tignor, Jr. and Roselynn C. Tignor** the within named Seller(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 at office on **5th day of August, 2016.**

Notary Public. My Commission Expires: 5/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY