This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1326**

BILL GARRETT, Davidson County
Trans: T20160089945 DEEDWARR
Recvd: 10/12/16 11:16 3 pgs
Fees: 18.00 Taxes: 814.00
20161012-0107887

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/07/2016**, by and between **Bobby Marlin, Billy Marlin, Brenda Moss, Anita Walls, and Wanda Beaver**, parties of the first part, and **Savings Graces, LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 14, IN GEORGE SHIELD'S EAST END ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 113, REGISTER'S OFRFICE FOR SAID COUNTY,

SAID LOT NO. 14 FRONTS 50 FEET ON THE NORTH SIDE OF MCEWEN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO A.H MARLIN, JR. AND WIFE BETTY K. MARLIN BY INSTALLMENT DEED FROM HAROLD B. COE AND WIFE INEZ D. COE RECORDED ON 08/12/1977, IN BOOK 183, PAGE 101-102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The said A.H. Marlin, Jr., having since died leaving Betty K. Marlin as the sole surviving tenant by the entirety. Betty K. Marlin has not re-married.

Betty K. Marlin since died by intestate leaving her heirs at law said property, Bobby Marlin, Billy Marlin, Brenda Moss, Anita Walls, and Wanda Beaver See affidavits of heirship recorded as Instruments # 20161012-0107885 and # 20161012-0107886

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **083 06 0 337.00**
☒ Improved **1609 McEwen Avenue, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Billy Marlin
Billy Marlin

Anita Walls by Billy Marlin as Attorney in fact
Anita Walls
By Billy Marlin, Attorney in Fact

Brenda Moss by Billy Marlin as Attorney in fact
Brenda Moss
By Billy Marlin, Attorney in Fact

Bobby Marlin by Billy Marlin as Attorney in fact
Bobby Marlin
By Billy Marlin, Attorney in Fact

Wanda Beaver by Billy Marlin as Attorney in fact
Wanda Beaver
By Billy Marlin, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Billy Marlin,** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 7th day of October, 2016..

Rebecca L. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me personally appeared **Billy Marlin**, with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Brenda Moss**: and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Brenda Moss** as his free act and deed.

Witness my hand and Notarial Seal this 7th day of October, 2016..

Rebecca L. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**
COUNTY OF **Davidson**

Before me personally appeared **Billy Marlin**, with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Anita Walls** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Anita Walls** as his free act and deed.

Witness my hand and Notarial Seal this 7th day of October, 2016..

Rebecca L. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**
COUNTY OF **Davidson**

Before me personally appeared **Billy Marlin**, with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Bobby Marlin** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Bobby Marlin** as his free act and deed.

Witness my hand and Notarial Seal this 7th day of October, 2016..

Rebecca L. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**
COUNTY OF **Davidson**

Before me personally appeared **Billy Marlin**, with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Wanda Beaver** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Wanda Beaver** as his free act and deed.

Witness my hand and Notarial Seal this 7th day of October, 2016..

Rebecca L. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Savings Graces, LLC**

and Address: **1609 McEwen Avenue, Nashville, TN 37206**

Mail tax bills to

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$220,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**
COUNTY OF **Davidson**

Subscribed and sworn to before me this 7th day of October, 2016..

Rachel Marie Collins
Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM