BILL GARRETT, Davidson County
Trans:T20160096728 DEEDWARR
Recvd: 11/02/16 08:42 2 pgs
Fees:13.00 Taxes:909.33
20161102-0115610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,765.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2016.

Notary Public

My commission expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brian A. Marsh	**New Owner**	**083-15-0-042.00**
2805 Fortland Drive		
Nashville, TN 37206-1525		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Tammy Lynn Spann Johnson, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brian A. Marsh, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 70 on the Plan of Section Two, Fortland Park, of record in Plat Book 2900, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Bobby Eugene Spann and wife, Judy Spann, by Warranty Deed from The Estate of Margaret D. Faith, of record in Book 7556, page 542, in the Register's Office for Davidson County, Tennessee; the said Judy Spann having since died on October 25, 2005, and the said Bobby Eugene Spann having since died testate on March 28, 2015, and by his Last Will and Testament, filed as No. 15P-936 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to his daughter Tammy Lynn Spann (nka Tammy Lynn Spann Johnson) and further appointed his sister, Donna Joyce Wood, as Executrix of his estate and being a portion of the same property conveyed to Tammy Lynn Spann Johnson by Executor's Quitclaim Deed from Donna Joyce Wood, Executor of the Estate of

E. Spann, of record as Instrument No. 20151117-0116533 in the Register's Office for Davidson County, Tennessee.

This is not the marital residence of Grantor or Grantor's spouse.

This is improved property known *as* 2805 Fortland Drive, Nashville, TN 37206-1525.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of October, 2016.

Tammy Lynn Spann Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Tammy Lynn Spann Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of October, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316331

SP 11/2015