Davidson County DEEDWARR
Recvd: 11/07/16 11:24 3 pgs
Fees:18.00 Taxes:599.77
20161107-0117624

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 2/25/20
File No. G16-6424D

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ashley Williams Bond, an unmarried woman (NAME)	BancorpSouth Bank (NAME)	043-15-118.00
106 Larkin Springs Road (STREET ADDRESS)	2778 West Jackson Street, Bldg C-2nd Floor (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tupelo, MS 38801 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Clayton B Marshall, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Williams Bond, an unmarried woman,** 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 lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of TCMC Madison-Portland, Inc. of record as Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-22-06, and being Lot 2 of the REED & JENKINS SUBDIVISION, of record in Plat Book 843, Page 73, said Register's Office and being more particularly described as follows:

BEGINNING at an iron pin new in the westerly right-of-way line of Larkins Springs Road, said pin being the southeasterly corner of Lot 1 and the northeasterly corner of the herein described;

Thence, with said right-of-way line, S 7 deg. 47' 21" W, 49.68' to an iron pin new, being the northeasterly corner of Lot 3;

Thence, with the northerly line of Lot 3, N 84 deg. 08' 56" W, 221.50' to an iron pint in the easterly line of the
Turning Point Church Property, of record in Deed Book 1340, Page 91;

Thence, with said line, N 7 deg. 30' 22" E, 48.40' to an iron pin new at the southwest corner of the aforementioned Lot 1;

Thence, S 84 deg. 28' 38" E, 221.79' to the POINT OF BEGINNING and containing 10,862 square feet or 0.249 acres, more or less.

BEING the same property conveyed to Clayton B. Marshall, an unmarried man from Randy Tobbitt and wife, Misty Tobitt, by Deed dated June 17, 2008, as Instrument No. 20080619-0063318, in the Register's Office for Davidson County, Tennessee.
Clayton B. Marshall having since married. Erin Marshall joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 73, Register's Office for Davidson County, Tennessee.

2. Right of Way for street purposes and temporary right of entry for construction purposes as recorded in Book 11203, page 794, Register's Office for Davidson County, Tennessee.

3. Declaration of Easement as recorded in Instrument No. 20061228-0160171, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 106 Larkin Springs Road, Madison, TN 37115.

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. Whenever 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 3rd day of November, 2016.

Clayton B Marshall — November 03, 2016 Date

Erin Marshall — November 03, 2016 Date

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 Clayton B Marshall and Erin Marshall, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of November, 2016.

My Commission Expires: 8-21-18

Notary Public

T. TODD SCHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Rachelle Caudill**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rachelle Caudill

Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hutch Henderson

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020