WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056516 DEEDWARR
Recvd: 07/03/17 09:06 2 pgs
Fees:13.00 Taxes:1838.72

20170703-0066512

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Van Allen	MERS	061-15-0-403.00
(NAME)	(NAME)	
1112 Stratford Avenue	P.O Box 2026	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Flint, MI 48501-2026	
(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, **Barry F. Marsh, married and Brian A. Marsh, unmarried, as tenants in common with expressed rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Van Allen and Ashley Martin, as joint tenants with full rights of survivorship,** 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 Davidson County, Tennessee, being Lot 1, on the Plan of Resubdivision of Lot 231 on the Plan of Inglewood Place, as of record in Instrument No. 20100708-0053551, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barry F. Marsh, a married man, by Warranty Deed from GMS 2010 Properties, LLC, dated April 8, 2011, of record in Instrument No. 20110413-0028475, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Barry F. Marsh, married and Brian A Marsh, unmarried, as tenants in common with expressed rights of survivorship, by Quitclaim Deed from Barry F. Marsh, married, dated April 8, 2011, of record in Instrument No. 20110425-0031529, Register's Office for Davidson County, Tennessee.

The above-described tract or parcel of land is not the primary residence of Grantor Barry F. Marsh.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20100708-0053551; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1112 Stratford Avenue, Nashville, TN 37216
(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 our hands this 23rd day of June, 2017.

Barry F. Marsh

Brian A. Marsh

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Barry F. Marsh and Brian A. Marsh, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 23rd day of June, 2017.

Notary Public
My Commission Expires: _____

File No.: 25474

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019