29920-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170074279 DEEDWARR
Recvd: 08/25/17 10:49 2 pgs
Fees:13.00 Taxes:1272.80
20170825-0087529

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $344,000.00.

Bridgid Brown Harding
Affiant

Subscribed and sworn to before me, this the 24th day of August, 2017.

Notary Public

My commission expires: 7-7-2

(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bridgid Brown Harding	**FirstBank**	**Map 173-09-0-A Parcel 714.00co**
4302 Barnes Cove Drive	**318 Seaboard Lane, Suite 205**	
Nashville, TN 37211	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Samantha L. Marsch and husband, Patrick W. Marsch, and Clare D. Marsch, married, as tenants in common with right of survivorship

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

Bridgid Brown Harding, 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 in Davidson County, Tennessee, being Lot No. 587 on the Plan of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Samantha L. Marsch and husband, Patrick W. Marsch and Clare D. Marsch, unmarried, as tenants in common with the right of survivorship, by Deed dated June 27, 2014 from Alfred Dowell, married, of record in Instrument No. 20140701-0057807, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Samantha L. Marsch, pursuant to a Power of Attorney executed by her on the 22nd day of August, 2017, of record in Instrument No. 20170825-0087527, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Clare D. Marsch, pursuant to a Power of Attorney executed by her on the 22nd day of August, 2017, of record in Instrument No. 20170825-0087528, Register's Office for Davidson County, Tennessee.

This property is not now nor ever has been the principal residence of Clare D. Marsch or her spouse.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record as shown in Instrument No. 20070413-0044640, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants of record in Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee. 3) Master Deed Restrictions of record in Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee. 4) Easements of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee. 6) Charter of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee. 7) Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0140579, Register's Office for Davidson County, Tennessee. 8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee. 9) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved (__x__) Unimproved (____) property, known as **4302 Barnes Cove Drive, Nashville, TN 37211**

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 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 **24th** day of **August, 2017.**

Samantha L. Marsch by Patrick W. Marsch attorney in fact
Samantha L. Marsch by Patrick W. Marsch, Attorney-in-Fact

Clare D Marsch by Patrick W. Marsch attorney in fact
Clare D. Marsch by Patrick W. Marsch, Attorney-in-Fact

Patrick W. Marsch
Patrick W. Marsch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patrick W. Marsch,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **August, 2017.**

Notary Public

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-7-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of August, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Patrick W. Marsch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Samantha L. Marsch,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Samantha L. Marsch**, for the purpose therein contained, by signing the name of **Samantha L. Marsch,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 24**th** day of **August, 2017.**

My Commission Expires: 7-7-21

Notary Public

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of August, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Patrick W. Marsch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Clare D. Marsch,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Clare D. Marsch**, for the purpose therein contained, by signing the name of **Clare D. Marsch,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **August, 2017.**

My Commission Expires: 7-7-21

Notary Public

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY