Bill Garrett Davidson County
Batch# 2509 **DEEDWARR**
09/20/2017 09:29:30 AM 2 pgs
Fees: $13.00 Taxes: $649.37

20170920-0096224

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,505.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 18TH DAY OF SEPTEMBER, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn A. Toalson and David W. Toalson, Co-Trustees of The Carolyn A. Toalson Living Trust dated May 14, 1997, amended August 20, 1997 and further amended December 28, 2006	Carolyn A. Toalson and David W. Toalson, Co-Trustees of The Carolyn A. Toalson Living Trust dated May 14, 1997, amended August 20, 1997 and further amended December 28, 2006	
	(NAME)	
2700 W Toledo Street	2700 W Toledo St.	050-03-0B-045.00-CO
(ADDRESS)	(ADDRESS)	
Broken Arrow, Ok 74012	Broken Arrow, OK 74012	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kennon Marshall, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carolyn A. Toalson and David W. Toalson, Co-Trustees of The Carolyn A. Toalson Living Trust dated May 14, 1997, amended August 20, 1997 and further amended December 28, 2006, hereinafter called the Grantees, their heirs and assigns, that 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. 45 ON THE PLAN OF MULBERRY DOWNS, PHASE I, AS SHOWN BY PLAT OF RECORD IN BOOK 7900, PAGE (S) 84, 85, 86, 87 AND 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FROM A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENNON MARSHALL, UNMARRIED BY WARRANTY DEED FROM JORDAN ANDERSON AND WIFE, JESSICA ANDERSON OF RECORD IN INSTRUMENT NO. 20160602-0055391 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1011 Mulberry Way, Nashville, TN 37207
(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 my/our hand(s) this 18th day of September, 2017.

WARRANTY DEED
(Continued)

Kennon Marshall

STATE OF VIRGINIA

COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kennon Marshall, unmarried, the herein bargainor(s), 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, this the 18th day of September, 2017.

Notary Public

My Commission Expires: 08-31-2018

(SEAL)

JEFFERY L. SANDIDGE
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7341966

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072