Bill Garrett Davidson County
Batch# 9942 DEEDWARR
10/10/2017 10:56:21 AM 2 pgs
Fees: $13.00 Taxes: $1,511.45
20171010-0103680

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Tony F. Zappia
216 Hidden Court
Old Hickory, TN 37138

SEND TAX BILL TO:

Same

MAP/PARCEL
0604030A3100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Demonty Marshall and Rebakah Marshall, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Tony F. Zappia and Summer A. Zappia, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 on the Plan of Phase Two-A Brandywine Pointe, as shown by plat of record in plat Book 7900, page 350-351, Registers office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to DeMonty Marshall and wife, Rebekah Marshall by Warranty Deed from Vincent R. Couden and Susan A. Couden, Trustees U/A/D July 11, 1996, Couden Joint Revocable Living Trust Agreement of record in Instrument No. 20150220-0014679 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 20, 2015

This is improved property known as: **216 Hidden Court, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Possession to be given 6th day of October, 2017.

WITNESS MY HAND on this the 6th day of October, 2017

Demonty Marshall

Rebekah Marshall

Rebakah Marshall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Demonty Marshall and Rebakah Marshall,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 6th day of October, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $408,500.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of October, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No. 1507