Bill Garrett Davidson County
Batch# 22347 DEEDWARR
11/06/2017 10:28:56 AM 2 pgs
Fees: $13.00 Taxes: $725.20
20171106-0113649

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of October, 2017, by and between Lorita F. Marsh, unmarried, party of the first part, and Anthony Daniels, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Sherwood Forest, Section III as of record in Book 4460, Page 81, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being all or part of the same property conveyed to Lorita F. Marsh and Melvin Marsh by virtue of that certain Quit Claim Deed dated March 13, 2001, and being of record at Instrument No. 20010319-0025666 in the amount of $.00 in the Register's Office of Davidson County, Tennessee. Melvin Marsh died intestate on 09/24/2015, thereby leaving Lorita Marsh as the remaining tenant by the entirety.

Being the same property previously conveyed to Lorita F. Ewin by virtue of Warranty Deed dated September 30, 1986 at Book 7002, Page 782 in the amount of $56,900.00 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in book 4546, page 202 and in book 4593, page 690, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lorita F. Marsh

STATE OF Tennessee
COUNTY OF Davidson

Notary Public

My Commission Expires: 9.25.19

Property Owner & Address: Anthony Daniels
4821 Everest Dr.
Old Hickory, TN 37138

Tax Parcel No 06509003100

Property Address: 4821 Everest Dr.
Old Hickory, TN 37138

MAIL TAX BILLS TO: Southwest Funding
13150 Coit Rd Ste 100
Dallas, TX 75240

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $196,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2017

Notary Public

My Commission Expires: 5/8/18