Bill Garrett Davidson County
Batch# 25749 DEEDWARR
11/15/2017 10:12:50 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20171115-0117309

WARRANTY DEED

HUTCHENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires February 25, 2020

M-BR-17-1107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John G. Marks and Caroline A. Marks	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
1107 Douglas Avenue	**6100 Tower Circle, Suite 600**	**072-13-0-411.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL R. ZELLER, UNMARRIED AND JACOB ZELLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN G. MARKS AND CAROLINE A. MARKS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the Westerly half of Lot No. 2 on the Plan of Sharpe and Horn's Fourth Addition of Nashville, of record in Plat Book 161, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 2 fronts 50.0 feet on the Northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines, 170.0 feet to an alley.

Included in the above description but expressly Excluded therefrom is the following property:

Right-Of-Way: Beginning at a point on the South boundary of Parcel 411 of Map 72-13 and at approximate Station 85+43 of Project No. 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue North 83 degrees 56' 29" West 50.00 feet to the West property line; thence with said line North 06 degrees 13' 22" East 4.06 feet to a point; thence leaving said line with a curve to the left having a central angle of 5 degrees 12' 45" and a radius of 548.36 feet, 49.89 feet along the curve to the East property line and the right-of-way of Douglas Avenue, said point being the point of beginning.

Being the same property conveyed to Michael R. Zeller unmarried and Jacob Zeller as joint tenants with right of survivorship by Quitclaim deed from Michael R. Zeller, unmarried of record in Instrument No. 20070621-0074061 Register's Office for Davidson County, Tennessee, dated June 08, 2007 and recorded on June 21, 2007.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTORS HEREIN.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1107 Douglas Avenue, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF NOVEMBER, 2017.

Michael R. Zeller

Jacob Zeller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL R. ZELLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB ZELLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: MT7192