THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171013779

Bill Garrett Davidson County
Batch# 31783 **DEEDWARR**
11/30/2017 01:20:50 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20171130-0122323

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of November, 2017.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert L. Dough, III and Amberley Dough 300 CROSS TIMBERS DR Nashville TN 37221-1825	New Owner	Tax Parcel ID No. 12814007900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dina S. Marks and Joshua E. Marks, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Dough, III and Amberley Dough, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the plan of Harpeth Park, Section 2, as of record in Book 3700, Page 58, said Register's Office.

Said Lot No. 157 fronts 100.0 feet on the Northeasterly side of Cross Timbers Drive and runs back 328.0 feet on the Northwesterly lot line and 282.0 feet on the Southeasterly lot line to a line in the rear which measures 110.05 feet thereon.

Being the same property conveyed to Dina S. Marks and Joshua E. Marks, husband and wife by Warranty Deed from Donella J. Wilson, a single person, recorded on the 6th day of September, 2006 in Instrument No. 20060906-0109853, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH PARK, SECTION 2, as recorded in Plat Book 3700, Page(s) 58, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3990, Page 68, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 300 CROSS TIMBERS DR Nashville TN 37221-1825

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of November, 2017.

Dina S. Marks

Joshua E. Marks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dina S. Marks and Joshua E. Marks, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2017.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

