#10404

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Reginald Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2017.

Angela G Batson
Notary Public

MY COMMISSION EXPIRES: 9-7-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Help, LLC	"New Owner"	165-14-0-070.00
(NAME)	(NAME)	
23 White Bridge Road.	Suite 103-174	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Reginald Marshall and wife, Ingrid Marshall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Property Help, LLC, hereinafter called the Grantees, their heirs and assigns, a 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. 31 on the Plan of Section One (Revised), Peppertree Forest of record in Plat Book 6900, Page (s) 973 through 975, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Reginald Marshall and Ingrid M. Marshall by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9643, page 161, Register's Office for Davidson County, Tennessee, dated March 28, 1995 and recorded on April 12, 1995.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ☐

This is improved ☑ property, known as 4757 Greystone Street, Antioch, TN 37013
(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.

Bill Garrett Davidson County
Batch# 32281 DEEDWARR
12/01/2017 11:06:13 AM 3 pgs
Fees: $18.00 Taxes: $351.50

20171201-0122755

Witness our hands this 30th day of November, 2017.

Reginald Marshall

Ingrid Marshall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of November, 2017, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me Reginald Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: 9-7-2021

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 30th day of November, 2017, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me Ingrid Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as she free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

Witness our hands this 30th day of November, 2017.

Reginald Marshall

Ingrid W Marshall
Ingrid Marshall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of November, 2017, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me Reginald Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 30th day of November, 2017, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me Ingrid Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as she free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Elizabeth Leonberger
Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

My Commission Expires: 12-22-19