(2)

Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Tammy J. Dooley
Affiant

Bill Garrett Davidson County
Batch# 52111 DEEDWARR
01/29/2018 09:07:57 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20180129-0008729

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2018.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-0679D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles A. Marquez and Barbara Marquez (NAME)	Success Mortgage Partners, Inc. (NAME)	041-08-0-038.00
1195 Old Hickory Boulevard (STREET ADDRESS)	1200 S. Sheldon Road, Ste. 150 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Plymouth, MI 48170 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Charlotte Ann Reifsnyder, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles A. Marquez and Barbara Marquez, husband and wife,** 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. 14 on the plan of Hickory Acres, not of record, described according to a survey made by George W. Watkins, Surveyor, dated July 15, 1952, and further described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated July 17, 1974, Job No. W2-5170-D as follows:

Beginning at a point 145 feet from the intersection of Marydale Drive (formerly Hickory Drive) and being a common line with property conveyed to Gladys Caldwell Springer; thence in a southerly direction 245 feet to a point; thence in a southeasterly direction 207 feet to a point; thence in a northerly direction 382.2 feet to a point on Old Hickory Boulevard; thence along Old Hickory Boulevard in a westerly direction 150 feet to the point of beginning.

BEING the same property conveyed to Charlotte Ann Reifsnyder by QuitClaim Deed from the Heirs of Anna L. Duke, deceased, Robert Earle Duke, Charlotte Ann Reifsnyder, Alan Douglas Duke, Dianna Elaine Fielder, Teresa Lynn Knowles Randolph, Andrea Lynn Duke Lassiter, and Deborah Michelle Duke Vinson, dated March 20, 2016 of record in Instrument # 20160527-0053918, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Anchor Easement as recorded in Instrument No. 20161103-0116392, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1195 Old Hickory Boulevard, Nashville, TN 37207.

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. Whenever 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 22nd day of January, 2018.

Charlotte Ann Reifsnyder — January 22, 2018

Charlotte Ann Reifsnyder — Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 22nd day of January, 2018.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066