# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jared W. Marchbanks | Franklin Synergy Bank | 06103005700 |
| (NAME) | (NAME) | |
| 4823 Grinstead Place | 722 Columbia Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Franklin , TN 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 62111 DEEDWARR
02/23/2018 02:10:47 PM 2 pgs
Fees: $13.00 Taxes: $1,058.20
20180223-0017440

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Karin Dicker and Ray Dicker, Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jared W. Marchbanks and Kristin L. Fowler, 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:

A certain tract or parcel of land located in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to-

Being Lot No. 8 on the Plan of Lindell Heights, as of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Karen Dicker and Ray Dicker, wife and husband by Warranty Deed dated July 28, 2017 from Karen L. May, unmarried, which deed was recorded on August 1, 2017 as Instrument No. 20170801-0077855 in the Register's ,Office for Davidson County, Tennessee. Previously being the same property conveyed to Karen L. May, unmarried from Geneva Baldwin, widow, by Warranty Deed dated August 4, 1998 of record in Book 11070, Page 106, Register's Office for Davidson County, Tennessee.

**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF LINDELL HEIGHTS, OF RECORD IN BOOK 1835, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.**

******This is NOT the principal residence of the Grantors named herein.******

unimproved ☐

This is improved ☑ property, known as 4823 Grinstead Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2018-1359
GRE TN Warranty Deed

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.

Witness our hands this 21st day of February, 2018.

Karin Dicker

Ray Dicker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of February, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karin Dicker and Ray Dicker**, 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 they executed the same as their free act and deed.

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

My Commission Expires:
11-5-19

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

