Bill Garrett Davidson County
Batch# 64966 DEEDWARR
03/05/2018 09:52:32 AM 3 pgs
Fees: $18.00 Taxes: $937.02
20180305-0020317

Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street
Columbia, TN 38401

Return to Legends Title Services
2494 N. Mt. Juliet Rd, Ste 300
Mt. Juliet, TN 37214

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Joseph E. Marks and wife, Marla Dawn Marks a/k/a Marla Marks**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Bradley Stein and wife, Kendra Shirey**, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Dalewood, Section III, of record in Plat Book 1835, Page 20, 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 the FIRST PARTY herein by deeds of record in Book 10806, Page 974, and re-recorded in Book 10838, Page 948; Instrument No. 20160226-0018347, and Instrument No. 20160330-0029900, Register's Office of Davidson County, Tennessee.
>
> Being also known as 2311 Ridgecrest Drive, Nashville, Tennessee 37216.
>
> Tax/Map ID: 072-08-0-208.00
>
> Description same as prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of

record in Book 1855, Page 223, Register's Office of Davidson County, Tennessee; sewer and drainage to Metro of record in Book 4144, Page 815, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 22nd day of February, 2018.

Joseph E. Marks by Marla Dawn Marks as attorney in fact

Joseph E. Marks by Marla Dawn Marks
his attorney in fact

Marla Dawn Marks

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Marla Dawn Marks, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is attorney in fact for Joseph E. Marks, pursuant to Durable Power of Attorney of record as Instrument No. 20180305-0020316, Register's Office of Davidson County, Tennessee, and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 22nd day of February, 2018.

My commission expires:

_____

Meredith Campbell Bybee

Notary Public

MEREDITH CAMPBELL BYBEE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-28-2020

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Marla Dawn Marks a/k/a Marla Marks, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of February, 2018.

My commission expires:

_____

Meredith Campbell Bybee
Notary Public

MEREDITH CAMPBELL BYBEE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-28-2020

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $253,250.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2018.

My commission expires:

_____

Notary Public

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

NEW PROPERTY OWNERS:

Bradley Stein
Kendra Shirley
2311 Ridgecrest DR.
Nashville, TN 37216

PERSON(S) RESPONSIBLE FOR TAXES:

Loan Depot
26642 Towne Centre Dr.
Foothill Ranch, CA 92610

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