Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of February 2018.

Notary Public
My commission expires: 8/16/2020

Bill Garrett Davidson County
Batch# 65111 DEEDWARR
03/05/2018 01:41:52 PM 2 pgs
Fees: $13.00 Taxes: $638.25
20180305-0020548

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Tiffany Conley 1723 Red Jacket Drive Antioch TN 37013	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle, RCN-6 Mail Code: ALBH40602B Birmingham, AL 35244	173 05 0A 188.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeffrey A. Marks and wife, Mary C. Marks hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tiffany Conley, an unmarried woman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 188 on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record at Instrument Number 20050721-0084791 and amended of record at Instrument Number 20051114-0136938 and No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jeffrey A. Marks and Mary C. Marks, husband and wife, by Warranty Deed from Daniel W. Brown and Jaclyn E. Brown, husband and wife, of record in Instrument No. 20140313-0021160 Register's Office for Davidson County, Tennessee and dated March 12, 2014

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument Nos. 20050721-0084791 and amended in Instrument Nos. 20051114-0136938, 20050805-0092480, 20071227-0147998 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Barnes Crossing Homeowner's Association of record in Instrument No. 20050128-0010427 4) Easement for the benefit of Metropolitan Nashville Davidson County of record in Instrument NO. 20050721-0084791

This property is improved property known as 1723 Red Jacket Drive, Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 22nd day of February, 2018.

Jeffrey A. Marks

Mary C. Marks, by Jeffrey A. Marks, Her Attorney-in-fact

Mary C. Marks, by Jeffrey A. Marks, Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey A. Marks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of February, 2018.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of February, 2018 before me personally appeared Jeffrey A. Marks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary C. Marks acknowledged that such person executed the same as the free act and deed of Mary C. Marks.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/25/19
FILE NO: 10421