Bill Garrett Davidson County
Batch# 69777 DEEDWARR
03/15/2018 03:29:32 PM 2 pgs
Fees: $13.00 Taxes: $617.90
20180315-0024760

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $167,000.00.

Michelle M Martin
Affiant

Subscribed and sworn before me this the 15th day of March, 2018.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Douglas Carl Marker 2737 Penn Meade Drive Nashville, TN 37214	FAIRWAY INDEPENDENT MTG CORP 4201 MARSH LANE CARROLLTON, TX 75007	052-13-0A 017.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAURIE A. WINTON, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DOUGLAS CARL MARKER, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of River Glen, Phase 1 of record in Plat Book 6900, Page 671, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Laura A. Winton, unmarried, by deed from Crystal Lanae Ewin, unmarried and Dorothy Pearl Ewin, married, dated 10/17/2003, if record in Instrument No. 20031022-0156224, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2737 Penn Meade Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of March, 2018.

Laurie A. Winton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laurie A. Winton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY