Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BR-18 6115

Bill Garrett Davidson County
Batch# 114892 DEEDWARR
07/11/2018 02:55:13 PM 2 pgs
Fees: $13.00 Taxes: $4,569.50
20180711-0067152

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1352

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,235,000.00

Affiant

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of July, 2018

Notary Public
Commission Expires: 10-7-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chris King, Trustee of the 6115 Hillsboro Pike Trust 54 Music Square East Ste 320 Nashville, TN 37203	NEW OWNER	144-00-0-014.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Michael A. Marks and wife, Leigh Ann Marks

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris King, Trustee of the 6115 Hillsboro Pike Trust, dated July 9th, 2018.

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 the easterly 500 feet of Lot 8 and the easterly 500 feet of the north 50 feet of Lot 7 on the Plan of Bransford Realty Company's Forest Hills Subdivision, as of record in Book 547, page 140, Register's Office for Davidson County, Tennessee, and being a tract of land marked "L. B. Cash" as shown on the plan of Highland Court Subdivision, as of record in Book 2330, page 82, said Register's Office, described as follows:

Beginning on the northwesterly margin of Hillsboro Pike at the corner of Lots numbered 8 and 9 of the said plan; thence with the line between the two lots northwesterly 500 feet to a concrete monument at the northeast corner of Lot number 1 on the Plan of Highland Court, of record in Book 2330, page 82, said Register's Office; thence with the southeastwardly line of said Lot number 1, south 40 degrees west 250.5 feet to a concrete monument in the northeasterly margin of Timberwood Place; thence with the same, south 50 degrees east 500 feet to the northwesterly margin of Hillsboro Pike; thence with the same northeastwardly 250 feet to the beginning.

Being the same property conveyed to Michael A. Marks and wife, Leigh Ann A. Marks by Warranty deed from Mary S. Reynolds, a single person of record in Instrument No. 20110124-0006401 Register's Office for Davidson County, Tennessee, dated January 21, 2011 and recorded on January 24, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6115 Hillsboro Pike, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of July, 2018.

Michael A Marks by Leigh Ann Marks as Attorney in Fact
Michael A. Marks by Leigh Ann Marks as Attorney in Fact

Leigh Ann Marks
Leigh Ann Marks

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Leigh Ann Marks

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 at Nashville, Tennessee this 9th day of July, 2018.

K. Williams
Notary Public

My Commission Expires: 5·6·19 (Notary Seal)

K. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, **Leigh Ann Marks,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Michael A. Marks** and acknowledged that he executed the same as the free act and deed of the said **Michael A. Marks,** pursuant to the Specific Power of Attorney recorded in Instrument No 20180711·0016715l, in the Register's Office for Williamson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of April, 2018.

K. Williams
Notary Public

My Commission Expires: 5 6 19

(Notary Seal)

K. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.