124-18

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 120337 DEEDWARR
07/24/2018 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $804.75
20180724-0072259

ADDRESS NEW OWNER:
Brian Hourigan
104 Jonesboro Court
Nashville, TN 37214

SEND TAX BILL TO:
Franklin Synergy Bank
722 Columbia Ave
Franklin, TN 37064

MAP/PARCEL 096-14-0-270.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer M. Gorman and Joe Markiewicz , wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Brian Hourigan, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Hickory Bend, Section 4 of record in Book 4175, Page 34, 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 Jennifer M. Gorman, an unmarried man by Warranty Deed from Lanny L. Cross and wife, Brenda J. Cross of record in Instrument No. 20140604-0048549, Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 04, 2014.

Jennifer M. Gorman is now known as Jennifer Marklewicz by virtue of marriage to Joe Markiewicz, being one in the same.

Joe Marklewicz joins in this conveyance for the purpose for conveying any martial interest he may have in said property.

Being also known as 104 Jonesboro Court, Nashville, Tennessee 37214.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 23rd day of July, 2018.

WITNESS MY HAND on this the 23rd day of July, 2018

Jennifer Gorman

Joe Marklewicz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jennifer Gorman and Joe Marklewicz ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of July, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $217,500.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2021

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180429

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Ernest D. Bennett, III (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 7-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 7, 2020