WARRANTY DEED

KRISTEN RUDY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFF

M-VRES-18-1511

Bill Garrett Davidson County
Batch# 123563 DEEDWARR
08/01/2018 03:27:16 PM 2 pgs
Fees: $13.00 Taxes: $1,812.63

20180801-0075405

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Richard Gerald Marshall and Rachel Inez Marshall	**BancorpSouth Bank**	
(NAME)	(NAME)	**072-16-3C-002.00**
1511 Preston Drive	**5217 Maryland Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY J. THORNTON AND SPOUSE, JEFFREY ALLEN SIMONS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RICHARD GERALD MARSHALL AND RACHEL INEZ MARSHALL,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. 1509B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1509 Preston Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160920-0099125, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony J. Thornton, a married man by Warranty Deed from Nelson Andrew Beck and Christal Beck, husband and wife of record in Instrument No. 20170921-0097071, Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 21, 2017.

NOTE: THE SAID JEFFREY ALLEN SIMONS JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 1424, Page 79, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160920-0099125, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160920-0099124, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1511 Preston Drive, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 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 our hands this the 30th DAY OF JULY, 2018.

Anthony J. Thornton

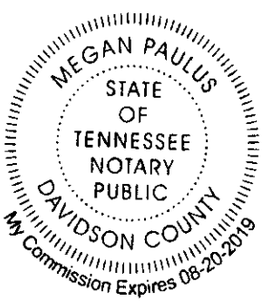
Jeffrey Allen Simons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY J. THORNTON, the within named bargainor, 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, this the 30th of July, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

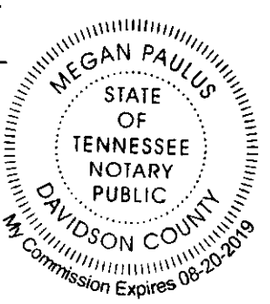


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RETURN TO:
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Nashville, TN 37212