WARRANTY DEED

Bill Garrett Davidson County
Batch# 130212 DEEDWARR
08/17/2018 08:27:51 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20180817-0081525

JM-Z-18-1307

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22 (AFFIX SEAL)

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:	MAP / PARCEL NUMBER (S)
Ben DuBose & Emily Lynn DuBose	**NEW OWNER**	
(NAME)	(NAME)	**120-02-0-098.00**
P.O. Box 158664		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROY SAMUEL MARLOW AND PAUL MICHAEL MARLOW AND PATRICIA ANN MARLOW SKOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEN DUBOSE AND EMILY LYNN DUBOSE, HUSBAND AND WIFE, AS TO AN UNDIVIDED 100% INTEREST AND FREDERICK MORRIS BLACK RETAINING A LIFE ESTATE IN THE SUBJECT PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, as amended in Instrument No. 20021003-0120765, 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 B. Marie Black by Warranty deed from Tucker A. St. John, a single person of record in Instrument No. 20070709-0081430 Register's Office for Davidson County, Tennessee, dated July 6, 2007 and recorded on July 9, 2007.

B. Marie Black having since died. Property was devised to Roy Samuel Marlow, Paul Michael Marlow and Patricia Ann Marlow Skow, as joint tenants, and Frederick Morris Black, as to a life estate by Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-997. Also see Affidavit of Heirship of record in Instrument No. 20101222-0101941, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 1424, Page 92, as amended in Instrument No. 20021003-0120765, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1682, Page 1, in the Register's Office for Davidson County, Tennessee
- A Life Estate for the benefit of Frederick Morris Black and running concurrently with his natural life as vested in Affidavit of Heirship of record in Instrument No. 20101222-0101941 in Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1307 Venus Dr, Nashville, Tennessee 37217**.

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 my/our hand(s) this the 10th DAY OF AUGUST, 2018.

Roy Samuel Marlow by Patricia Ann Skow as his Attorney-in-fact
Roy Samuel Marlow
by Patricia Ann Marlow Skow as his Attorney-in-fact

Paul Michael Marlow by Patricia Ann Skow as his Attorney-in-fact
Paul Michael Marlow
by Patricia Ann Marlow Skow as his Attorney-in-fact

Patricia Ann Marlow Skow
Patricia Ann Marlow Skow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA ANN MARLOW SKOW, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2018.

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA ANN MARLOW SKOW, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROY SAMUEL MARLOW AND PAUL MICHAEL MARLOW, and who acknowledged he/she/they executed the same as the free act and deed of the said ROY SAMUEL MARLOW AND PAUL MICHAEL MARLOW.

Witness my hand and official seal, this the 10th of August, 2018.

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/22
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212