Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MQ19-0036

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of May, 2019

Notary Public

Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rebecca Price and Pamela A. Price 916A Fatherland St Nashville, TN 37206	PEOPLES HOME EQUITY 3901 ARCO CORPORATE DR STE 200 CHARLOTTE, NC 28273	052-01-0-355.00

Karen Johnson Davidson County
Batch# 230294 DEEDWARR
05/15/2019 03:36:04 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20190515-0045954

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,

Nick Marchant and Jessica Marchant, husband and wife

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

Rebecca Price a married woman and and Pamela A. Price, a married woman

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 Lot No. 3 on the Plan of Re-Subdivision of Lots 18, 19, 20 Power & Roth-Madison Park of record in Plat at Instrument No. 2001003-0107042, 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 Sharron McClain, a single person by Special Warranty deed from Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Morgan Stanley ABS Capital I Inc., Trust 2005-HE5 Mortgage Pass-Through Certificates, Series 2005-HE5 of record in Instrument No. 20140829-0079040 Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 29, 2014. (Value of consideration shown in aforementioned deed $77,000.00.)

Being the same property conveyed to Nick Marchant and Jessica Marchant, husband and wife by Warranty deed from Sharron McClain, a single person of record in Instrument No. 20170515-0048050 Register's Office for Davidson County, Tennessee, dated May 11, 2017 and recorded on May 15, 2017. (Value of consideration shown in aforementioned deed $180,000.00.) Being also known as 261 Robinwood Avenue Nashville, Tennessee 37115.

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: 261 Robinwood Avenue, Nashville, TN 37115

Dated this the 13th day of May, 2019.

Nick Marchant

Jessica Marchant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nick Marchant and Jessica Marchant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of May, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022