Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1992

Karen Johnson Davidson County
Batch# 279322 **DEEDWARR**
09/03/2019 01:57:49 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20190903-0088576

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Teresa Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of August, 2019

Notary Public

Commission Expires: _____

JEFFREY M. GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Teresa A. Miller 3101 Harborwood Drive Nashville, TN 37214	FirstBank 318 Seaboard Ln. Ste 205 Franklin, TN 37067	108-12-0B-009.00-CO

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,

Daniel J. Marrs and Carrie A. Marrs, husband and wife

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

TERESA A. MILLER, UNMARRIED 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. 4 on the Plan of Phase I-A, Section One, Harborview of record in Plat Book 6900, Page 583, as amended in Book 9096, Page 760, 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 Daniel J. Marrs and Carrie A. Marrs, husband and wife by Warranty deed from The Entrust Group, Inc., FBO Stuart West IRA Account# 59-00058 of record in Instrument No. 20140710-0060831 Register's Office for Davidson County, Tennessee, dated July 08, 2014 and recorded on July 10, 2014.

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: 3101 Harborwood Drive, Nashville, TN 37214

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 28th day of August, 2019.

Daniel J. Marrs

Carrie A. Marrs

STATE OF T Indiana
COUNTY OF St Joseph

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel J. Marrs and Carrie A. Marrs** 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~~ Granger, Indiana this 28th day of August, 2019.

Notary Public
My Commission Expires: 10 12 23

(Notary Seal)

THOMAS J. CLEMANS
St. Joseph County
NOTARY PUBLIC
Commission Number
671558
NOTARY SEAL
My Commission Expires 10-12-2023
STATE OF INDIANA