(2)

Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July 2008.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES OCTOBER 10, 2009

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

G-VRE-08-115

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Hester		Davidson County DEEDWARR Recvd: 07/10/08 13:45 2 pgs Fees:13.00 Taxes:801.05
940 Gale Lane Unit 115 (ADDRESS)	(NAME) New owner (ADDRESS)	20080710-0071046
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	118-5-A-37.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DENNIS M. MARSH AND WIFE, TRACY N. MARSH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES MICHAEL HESTER, A SINGLE MAN, hereinafter called the Grantee(s), their heirs 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 BUILDING 13, UNIT A, ST. MARTIN SQUARE NKA 12 SOUTH TOWERS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 186, AMENDED AT INSTRUMENT NO. 20031107-0163683, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DENNIS M. MARSH AND WIFE, TRACY N. MARSH BY WARRANTY DEED FROM 940 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 2ND DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041102-0131974, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 4460, PAGE 186; BOOK 4611, PAGE 682; BOOK 4710, PAGE 244; BOOK 4611, PAGE 692; BOOK 4711, PAGE 48; BOOK 4611, PAGE 674; INSTRUMENT NUMBERS 20031107-0163683; 19991330-0308948; AND 20031107-0163682, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane Unit 115, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 7th day of July, 2008.

Dennis M Marsh by Tracy N Marsh, attorney in fact
Dennis M. Marsh by Tracy N. Marsh, attorney in fact

Tracy N Marsh
Tracy N. Marsh

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of July, 2008, before me personally appeared Tracy N. Marsh 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 Dennis M. Marsh and who acknowledged she executed the same as the free act and deed of the said Dennis M. Marsh.

Witness my hand and official seal, this the 8th day of July, 2008.

Notary Public

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/22/08

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy N. Marsh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903