WARRANTY DEED

AT-20090140

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of June, 2009.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amber D. Ford	Pinnacle National Bank	142.07-0D-226.00 CO
226 Wynbrook Court	211 Commerce Street, Suite 300	
Nashville, TN 37221	Nashville, TN 37201	

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, I/we, **Richard G. Marion**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Amber D. Ford, single woman**, 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:

Exhibit "A"

A condominium apartment located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit No. 226 of Wynbrook Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" to the Master Deed of record in Book 7285, page 918 as amended in Book 7507, page 271, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Richard G. Marion from David H. Gregory and spouse, Janice A. Gregory by Warranty Deed dated March 24, 2005 and recorded April 5, 2005 in Instrument #20050405-0037134, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 226 Wynbrook Court, Nashville, TN 37221.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 18th day of June, 2009

Richard G. Marion

BILL GARRETT, Davidson County
Trans:T20090041784 DEEDWARR
Recvd: 06/23/09 10:40 1 pgs
Fees:13.00 Taxes:536.50
20090623-0058277

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Richard G. Marion, the bargainor(s), 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 at Williamson Tennessee, this 18th day of June, 2009.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY