WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100035165 DEEDWARR
Recvd: 06/09/10 14:16 2 pgs
Fees:13.00 Taxes:776.63
20100609-0044873

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$209,900.00**

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2010.

Notary Public

My commission expires: 9/8/2013
(AFFIX SEAL)

DEBORAH M. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicholas O. Markham **Laura E. Tharpe**	SunTrust Mortgage, Inc.	**Map 082-13-O, Parcel 046**
914 Jackson Street	P.O. Box 79041	
Nashville, TN 37208	Baltimore, MD 21279-0041	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Isaac Amundson and Suzanne Shatila, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas O. Markham and spouse, Laura E. Tharpe

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 part of Lot No. 183 on the Plan of Judge John McNairy's Mansion House Tract, of record in Minute Book "D", Page 593, Chancery Court at Franklin and a copy thereof, as of record in Book 9, on the front fly leaf, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Jackson Street at a point 263 1/2 feet West of the westerly margin of 9th Avenue North, being the Southwest corner of the property conveyed to Cleary Gilmore, by Deed from Jacinto Chabania Blake and wife, of record in Book 1090, Page 117, said Register's Office; thence, with the northerly margin of Jackson Street westwardly 50 feet; thence, northwardly 129 feet to the southerly margin of an alley; thence, with said alley, eastwardly 50 feet to the Northwest corner of said Gilmore property; thence, with the westerly line of said Gilmore property southwardly 129 feet to the BEGINNING.

BEING the same property conveyed to Isaac Amundson and Suzanne Shatila, husband and wife, by Warranty Deed from Greg Pollard, a married man, of record in Instrument No. 20050823-0100158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **914 Jackson Street, Nashville, TN 37208**

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 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 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 **4th** day of **June, 2010.**

Isaac Amundson

Suzanne Shatila

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Isaac Amundson and Suzanne Shatila,** the within named sellers, 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 Nashville, Tennessee, this **4th** day of **June, 2010.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13