BILL GARRETT, Davidson County
Trans:T20110006718 DEEDWARR
Recvd: 02/02/11 11:00 4 pgs
Fees:23.00 Taxes:101.75
20110202-0009260

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
M. Jonathon Loffi
523 Landon Drive
Nashville, TN 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP	**147-3**
GROUP	**B**
PARCEL	**133.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dean Marlow and wife, Lori Marlow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **M. Jonathon Loffi, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Dean Marlow and wife, Lori Marlow by deed dated May 18, 2006 from Holly Hills Apartments, LLC of record in Instrument no. 20060522-0059642, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **370 Wallace Rd, Unit A-24, Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **28th** day of **January, 2011.**

Dean Marlow

Lori Marlow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dean Marlow and wife, Lori Marlow**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of January, 2011.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $27,500.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of January, 2011.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/8/2012

Exhibit "A"

A certain condominium unit located in Davidson County Tennessee and being Unit No. A-24 of Southern Hills Condominium, created unter Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete and accurate legal description of such Unit.