BILL GARRETT, Davidson County
Trans:T20120031996 DEEDWARR
Recvd: 05/02/12 09:42 2 pgs
Fees:13.00 Taxes:795.50
20120502-0037432

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 30 day of April , A.D., 2012 , by and between

Jonathan Marks and wife, Nicole Short Marks

First Parties, and

Lowell Dean Bivens and Kathy Burnett Bivens, Trustees of the Lowell Dean Bivens and Kathy Burnett Bivens, joint trust, dated the 23rd day of March 2001

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

CONDO UNIT: 309

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT #309 ON THE PLAN OF THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20051005-0119789 AS AMENDED IN INSTRUMENT NO. 20060210-0016562, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA N. SHORT, UNMARRIED BY DEED FROM NASHVILLE ENCLAVE, L.P. DATED 9/8/2006 FILED 9/14/2006 OF RECORD IN INSTRUMENT NO. 20060914-0114106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CYNTHIA N. SHORT HAVING SINCE MARRIED AND NOW KNOWN AS NICOLE SHORT MARKS CONVEYED SAID PROPERTY TO JONATHAN MARKS AND WIFE, NICOLE SHORT MARKS BY QUITCLAIM DEED DATED 5/25/2010 FILED OF RECORD 6/2/2010 IN INSTRUMENT NO. 20100602-0042344, SAID REGISTER'S OFFICE.

STORAGE SPACE UNIT: S 26

STORAGE SPACE S 26 ON THE PLAN OF THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20051005-0119789 AS AMENDED IN INSTRUMENT 20060210-0016562, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE,. TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA N. SHORT, UNMARRIED BY DEED FROM NASHVILLE ENCLAVE, L.P. DATED 5/24/07 RECORDED 6/13/07 OF RECORD IN INSTRUMENT NO. 20070613-0070709, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Lowell Bivens
2600 Hillsboro Rd., Unit 309
Nashville, TN 37212

RESPONSIBLE TAXPAYER:
New Owner

MR-PA-236496

CLT # 117 030 H 309 00 CO

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Jonathan Marks

× _____
Nicole Short Marks

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jonathan Marks and wife, Nicole Short Marks , 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, at office, this 29th day of March, 2012.

✓ _____ Notary Public

My Commission Expires: My Commission Expires MAY 5, 2015

KATHY L. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 215,000.00 Affiant _____.

Subscribed and sworn to before me this 30th day of April, 2012.

My Commission Expires:
11/24/13

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES
TRENT LEHMAN

MR-PA-236496