File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20130031241 DEEDWARR

Recvd: 04/16/13 14:54 2 pgs

Fees:13.00 Taxes:1387.50

20130416-0037959

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52352

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel B. Prince Barbara A. Lesch 4104 Estes Road Nashville, Tennessee 37215	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 116160A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charlie D. Marshall, Trustee, U/A/D January 24, 1997**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel B. Prince and wife, Barbara A. Lesch** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 5 A, together with the appurtenant interest in the common elements of the Garden Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 5537, page 793, made applicable in Book 5679, page 91 amended in Book 5810, page 171, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "B: to the aforementioned Master Deed and being located upon Lot no. 5 on the Plan of Resubdivision of Lots 3, 4, 5 & 6, The Garden, of record in Plat Book 5800, page 51, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlie D. Marshall, Trustee for the Donald C. Marshall and Charlie D. Marshall, joint Revocable Living Trust by Warranty Deed from Lorene A. Warmack, unmarried, dated January 25, 1996 and recorded on February 7, 1996 of record in Book 9941, page 174, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 23, 1996, recorded September 24, 1996, of record in Book 10200, page 840, said Register's Office, subject property was conveyed to Charlie d. Marshall. By Quitclaim Deed dated January 24, 1997, recorded on January 28, 1997, of record in Book 10330, page 605, said Registers' Office, subject property was conveyed to Charlie D. Marshall, Trustee, U/A/D January 24, 1997.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, Page 51, and further shown as Exhibit "B" to the Master Deed and By-Laws in Book 5537, page 793, Book 5679, page 91 and Book 5810, page 171, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5537, page 793, Book 5679, page 91, Book 5810 page 171, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4104 Estes Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 2013.

Charlie D. Marshall, Trustee

State of TENNESSEE
County of DAVIDSON

On this 15th day of April, 2013 , before me the undersigned authority, personally appeared Charlie D. Marshall, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Sworn and subscribed before me this the 15th day of April, 2013

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public