WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040814 DEEDWARR
Recvd: 05/16/13 10:04 2 pgs
Fees:13.00 Taxes:869.50
20130516-0049326

R-VRES-13-2201-405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Quinten Marquette	Same as New Owner	
1404 Scottsville Road	(NAME)	
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42104		105-14-0-D-405.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we VALERIE A. MALONE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto QUINTEN MARQUETTE, A MARRIED MAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 405 AS SET FORTH IN THE MASTER DEED ESTABLISHING THE LOFTS ON EIGHTH, A CONDOMINIUM FORM OF OWNERSHIP AND USE IN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., OF RECORD AS INSTRUMENT NO. 20061116-0142670, AS AMENDED IN INSTRUMENT NO. 20071227-0148044, IN THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT ALSO BEING SHOWN AS PART OF EXHIBIT "E" OF SAID MASTER DEED; AND TOGETHER WITH AN UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS OF THE CONDOMINIUM AS SET FORTH ON EXHIBIT "E-6" OF SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO VALERIE A. MALONE, UNMARRIED BY WARRANTY DEED FROM LOFTS ON EIGHTH VENTURE, INC., A TENNESSEE CORPORATION, OF RECORD AT INSTRUMENT NO. 20090521-0047006, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 19, 2009 AND RECORDED ON MAY 21, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 95; INSTRUMENT NUMBER 20061116-0142670, AS AMENDED IN INSTRUMENT NUMBER 20071227-0148044; INSTRUMENT NUMBER 20071227-0148043; INSTRUMENT NUMBER 20061113-0139803; INSTRUMENT NUMBER 20061122-0144892 AND INSTRUMENT NUMBER 20070305-0026833; SAID REGISTER'S OFFICE; C) METRO ORDINANCE NO. BL2000-364, MADE APPLICABLE BY ORDINANCE NO. BL-2000-476, OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID MATTHEW GRIMES JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 2201 8th Ave. S. #405, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of May, 2013.

Valerie A. Malone by John Gleaves as Attorney in Fact

Matthew Grimes by John Gleaves as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VALERIE A. MALONE AND MATTHEW GRIMES and who acknowledged he/she/they executed the same as the free act and deed of the said VALERIE A. MALONE AND MATTHEW GRIMES.

Witness my hand and official seal, this the 10th day of May, 2013.

Notary Public
My Commission Expires: 10/18/2016

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903