WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5572 LOCKNEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gloria McMullan and Barbara McMullan	Suntrust Mortgage Inc.	104-04-0-E 504.00 CO
1101 18th Avenue South #504	P.O. Box 79041	
Nashville, TN 37212	Baltimore, MD 21279	

FOR AND 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,

DENNIS TIMOTHY LOCKNEY AND DENNIS RAYMOND LOCKNEY

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

GLORIA B. MCMULLAN AND BARBARA MCMULLAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR 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 504, 1101 Eighteenth Avenue South, as established under Instrument No. 20060807-0096688, and re-recorded in Instrument No. 20060817-0101760, and amended by the First Amendment to Master Deed recorded in Instrument No. 20090624-0058837, Register's Office for said County to which reference is hereby made. Reference is hereby also made to Plat which is attached as Exhibit "E" to said Master Deed. Together with Parking Space Number 1 which is being assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed as amended.

Being the same property conveyed to Dennis Timothy Lockney and Dennis Raymond Lockney, tenants in common with rights of survivorship by Warranty Deed from 1101 Eighteenth Partners, LLC, recorded on the 2nd day of June, 2010 in Instrument No. 20100602-0042620, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

(a) County of Davidson taxes for the year 2013 and thereafter, not yet due and payable. (b) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1101 EIGHTEENTH AVENUE of record in Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, as amended by instrument(s) of record in Instrument No. 20090624-0058837; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. (c) Easement recorded in Instrument No. 20060120-0007524. (d) Stormwater Detention Agreement recorded at Instrument No. 20060120-0007509. (e) An Application to Combine Parcels recorded at Instrument No. 20060213-0017351. (f) Reciprocal Easement recorded at Instrument No. 20070926-0114981. (g) Inspection and Maintenance Agreement recorded at Instrument No. 20071010-0120355.

This is improved property known as 1101 18th Avenue South #504, Nashville, TN 37212

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/or 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/or 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.

BILL GARRETT, Davidson County
Trans:T20130056428 DEEDWARR
Recvd: 07/02/13 15:42 3 pgs
Fees:18.00 Taxes:695.60
20130702-0068517

Witness my hand on the 27th day of June, 2013.

Dennis Timothy Lockney

STATE OF FLORIDA
COUNTY OF Alachua

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DENNIS TIMOTHY LOCKNEY, the bargainor(s), 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 Gainesville (city), Florida (state), this 27th day of June, 2013.

Notary Public

My Commission Expires: 11/18/2016

KATYE HUGHES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE852386
Expires 11/18/2016

Witness my hand on the 27 day of June, 2013.

Dennis Raymond Lockney

STATE OF NORTH CAROLINA
COUNTY OF Rowan

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DENNIS RAYMOND LOCKNEY, the bargainor(s), 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 Concord (city), NC (state), this 27 day of June, 2013.

Notary Public Kari Gregory

My Commission Expires: Sept 5 2014



