

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $87,400.00.

Affiant

Subscribed and sworn to before me this the 28th day of June, 2013.

Notary Public

My commission expires: 6-5-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Betty G. Dukes	NEW OWNER	**116-03-0A-023.00CO**
4505 Harding Pike Unit 4-E		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARKETSHARE PROPERTIES, LLC, a Maryland limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Betty G. Dukes

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 4-E on the Plan of Royal Oaks Tower, according to the Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813, and Instrument 200701240009971, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 4460, page 189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to MARKETSHARE PROPERTIES, LLC by Substitute Trustee's Deed from Arnold M. Weiss., Substitute Trustee of record in Instrument 20110902-0068060, Register's Office for Davidson County, Tennessee, dated August 30, 2011, recorded September 2, 2011.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4505 Harding Pike Unit 4-E, Nashville, TN 37205.

Davidson County DEEDWARR
Recvd: 07/03/13 16:25 3 pgs
Fees:18.00 Taxes:323.38
20130703-0069383

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 HANDS EFFECTIVE AS OF June 28, 2013:

MARKETSHARE PROPERTIES, LLC

By: Eric Sloan
Its: Manager

STATE OF Maryland)
) **CORPORATE ACKNOWLEDGEMENT**
COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Eric Sloan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Manager of Marketshare Properties, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 28th day of June, 2013.

My Commission Expires: 10/22/14

William Godfrey
Notary Public

WILLIAM GODFREY NOTARY PUBLIC MONTGOMERY CO., MD.

20131228R

True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY