THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130081967 DEEDWARR
Recvd: 09/23/13 09:09 2 pgs
Fees:13.00 Taxes:453.25
20130923-0099559

PHYLLIS KEENUM
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-11-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Markus	SAME	131020A05100CO
PO Box 834		
Lawrenceburg, TN 38464		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Austin Walne, III, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert M. Markus and wife Linda E. Markus**

HEREINAFTER CALLED THE GRANTEES, 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 No. I-12 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, Page 74, as amended in Plat Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a Horizontal Property Regime established by Master Deed of record in Book 5289, Page 515, as amended in Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299, Book 7824, Page 974 and Book 8483, Page 670, said Register's Office, to which reference is hereby made.

Being the same property conveyed to James Austin Walne, III by Deed from Harold E. Gray and wife, Rhonda L. Gray, and Joel L. Gray, unmarried of record at Instrument No. 20090918-0087170, Register's Office for Davidson County, Tennessee, dated September 9, 2009 and recorded on September 18, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2116 Hobbs Road #I-12, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 19th day of September, 2013.

James Austin Walne, III by Read Warner, Attorney In Fact

James Austin Walne, III
By Read Warner, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On September 19, 2013, before me personally appeared Read Warner to me known to be the person who executed the foregoing instrument in behalf of James Austin Walne, III, and acknowledged that he executed same as the free act and deed of said James Austin Walne, III, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2013.

My Commission Expires:

10/18/16

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC