WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130096114 DEEDWARR
Recvd: 11/12/13 10:26 2 pgs
Fees:13.00 Taxes:536.50

20131112-0116614

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of November, 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
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Marie Wyatt	SUBQ Mortgage Corporation	142-05-0B-0221-00-CO
(NAME) 8300 Sawyer Brown Rd D-305	(NAME) 9311 San Pedro Avenue ft 100	
(ADDRESS) Nashville, TN 37221-7613	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeffrey S. Markel, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Cynthia Marie Wyatt, a single woman,** hereinafter called the Grantee, her 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 D-305 along with carport D-305-C, as shown on the amended plat for Section 3, River Plantation Condominium Apartments, of record in Plat Book 4675, Pages 103-105 amending Plat Book 4675, Page 75-77, Register's Office for said County and being further established by the Master Deed of record in Book 4784, Page 464, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

BEING the same property conveyed to Jeffrey S. Markel, unmarried by deed dated July 18, 2003 from Jacqueline Tilley, unmarried and filed of record in Instrument No. 20030805-0111146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 8300 Sawyer Brown Rd D-305, Nashville, TN 37221-7613

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, has 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 our hands this 4th day of **November, 2013**

Jeffery S. Markel

STATE OF GA
COUNTY OF COBB

Personally appeared before me, the undersigned authority, **Jeffery S. Markel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of **November, 2013.**

Notary Public

My commission expires: 8.18.2016

BEVERLY A. STOCKER
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES AUGUST 18, 2016