BILL GARRETT, Davidson County
Trans:T20140046199 DEEDWARR
Recvd: 06/30/14 10:05 2 pgs
Fees:13.00 Taxes:473.60
20140630-0056925

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
646 McMurray Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty G. Dukes** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Joseph C. Sherrill, a single person** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit #4-E of Royal Oaks Tower, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as created by Master Deed and By-Laws of record in Book 4710, Page 901, as amended in Book 4798, Page 813 and Instrument No. 20070124-0009971, Register's Office for Davidson County, Tennessee, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium. Further reference is made to the plan of record in Book 4460, Page 189, said Register's Office, for a more complete and accurate description of said property.

BEING the same property conveyed to Betty G. Dukes by Warranty Deed from Marketshare Properties, LLC, a Maryland limited liability company, dated 6/28/13 and recorded 7/3/13 in Instrument No. 20130703-0069383; and being the same property previously conveyed to Marketshare Properties, LLC, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated 8/30/11 and recorded 9/2/11 in Instrument No. 20110902-0068060, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 27th day of June, 2014.

Betty G. Dukes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Betty G. Dukes** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2014.

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

Notary Public

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$128,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of June, 2014.

Notary Public

My Commission Expires:_____

Map and Parcel: 116-03-0A-023.00 CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Chris Sherrill
4505 Harding Pike, Unit 4-E
Nashville, TN 37205

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016