BILL GARRETT, Davidson County
Trans: T20140067679 DEEDWARR
Recvd: 09/11/14 09:28 2 pgs
Fees: 13.00 Taxes: 1221.00
20140911-0083205

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2014

Notary Public

My commission expires: 3-3-15

J. CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires March 3, 2015

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jacquelyn Marushka and	Guaranty Trust Co.	**118-06-0-D-065.00 CO**
306 Artisan Lane	316 Robert Rose Dr	
Nashville, TN 37204	Murfreesboro, TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kathryn A. Ludington, an unmarried woman

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

Jacquelyn Marushka, an unmarried woman

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. 65, Gale Park Single Family Homes, a Condominium, as Described in Declaration of record in Instrument Number 20110224-0015356, amended in Instrument Number 20110311-0019705, Instrument No. 20120508-0039773 and Instrument No. 20120921-0086162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Kathryn A. Ludington, a single person by Warranty Deed from Gale Park, LLC of record in Instrument No. 20130528-0053149 Register's Office for Davidson County, Tennessee, dated May 21, 2013 and recorded on May 28, 2013. (Value of consideration shown in aforementioned deed $270,823.00.) Being the same property previously conveyed to L5 Development, LLC, a Tennessee limited liability company by Warranty Deed from Land Trust Corporation, a Tennessee corporation of record in Instrument No. 20060809-0098186 Register's Office for Davidson County, Tennessee, dated Augsut 1, 2006 and recorded on August 9, 2006. L5 Development having changed it's name to Gale Park, LLC by Articles of Amendment of record as Instrument No. 20071102-0129796, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 306 Artisan Lane, Nashville, TN 37204.

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 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/our hand(s) this 25th day of August, 2014.

Kathryn A. Ludington

- **STATE OF TENNESSEE**
  COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kathryn A. Ludington, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2014.

Notary Public

My Commission Expires: 3-3-15

CARLA IKARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314092CI**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027