NEW OWNER:

TRINA WARDEN
309 CHURCH STREET #403
NASHVILLE, TN 37201

SEND TAX BILLS TO:

ACOPIA, LLC
306 NORTHCREEK BLVD., SUITE 100
GOODLETTSVILLE, TN 37072

Map & Parcel 093061D40300CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0235

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150025774 DEEDWARR
Recvd: 04/07/15 13:49 3 pgs
Fees:18.00 Taxes:962.00
20150407-0030590

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES DAVID MARKS and wife, AIMEE DENISE MARKS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **TRINA WARDEN and JIMMY WARDEN, wife and husband, tenants by the entirety**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in DAVIDSON County being known and designated as all of Unit No. 403, The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, in the Register's Office for Davidson County, Tennessee, to which Master Deed specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed unto JAMES DAVID MARKS and wife, AIMEE DENISE MARKS, by virtue of a Quitclaim Deed from Marks Group, L.P., a Tennessee limited partnership, dated June 13, 2014, and recorded in Instrument No. 20140616-0052230, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **309 CHURCH STREET #403, NASHVILLE, TN 37201**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20050527-0060419, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 3rd day of April, 2015.

JAMES DAVID MARKS

AIMEE DENISE MARKS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES DAVID MARKS and AIMEE DENISE MARKS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of April, 2015.

NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S. GILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$260,000.00** .

AFFIANT

Sworn to and subscribed to before me this 3rd day of April, 2015.

NOTARY PUBLIC

My commission expires: 10/18/15

