This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 083010102.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Luke Marklin and Tara Marklin
1029 Sharpe Ave
Nashville, TN 37206

SEND TAX BILLS TO:
PINNACLE BANK
150 3RD AVE. SOUTH #900
NASHVILLE, TN 37201

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **THEODORE D. WILLIAMS, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LUKE MARKLIN AND TARA MARKLIN, HUSBAND AND WIFE,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 48, on the Plan of Jones and Bradford's Subdivision, as shown by plat appearing of record in Plat Book 161, page 142, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Theodore D. Williams, by Warranty Deed from Erika Williams nka Erika Williams Richie, dated April 23, 2013, appearing of record in Instrument No. 20150428-0037994, of the Register's Office of Davidson County, Tennessee.

The Grantor herein warrants that this property has been owned for investment purposes and has never been occupied by himself as a marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1029 Sharpe Ave, Nashville, TN, 37206.

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

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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BILL GARRETT, Davidson County
Trans:T20150083769 DEEDWARR
Recvd: 10/01/15 15:41 2 pgs
Fees:13.00 Taxes:1454.10

20151001-0100097

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25th day of September, 2015

Theodore D. Williams

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Theodore D. Williams, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25 day of September, 2015.

NOTARY PUBLIC

My Commission Expires: April 5, 2019

CANDICE HAWKS NOTARY PUBLIC MY COMMISSION EXPIRES COMM. #2105911 APRIL 05, 2019 SAN DIEGO COUNTY, CA CSP1

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $393,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: April 5, 2019

CANDICE HAWKS NOTARY PUBLIC MY COMMISSION EXPIRES COMM. #2105911 APRIL 05, 2019 SAN DIEGO COUNTY, CA CSP1

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