# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105342 DEEDWARR
Recvd: 12/14/15 13:49 2 pgs
Fees:13.00 Taxes:394.05

20151214-0125472

Y-BR-15-5322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Marble Development, a Tennessee general partnership** | **New owner** | |
| (NAME) | (NAME) | |
| **1512 Kimberleigh Ct.** | | **161-01-0A-038.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Franklin, TN 37069** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DEBBI MILLER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 5322-2 on the Plan of Danbury Condominiums as shown on Exhibit "C" to Master Deed Book 6612, Page 75, 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 Debbi Miller, unmarried by Warranty deed from Stoney Lee Edison, unmarried of record in Instrument No. 20091106-0102863 Register's Office for Davidson County, Tennessee, dated November 02, 2009 and recorded on November 06, 2009.

This conveyance is subject to:
- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Danbury Homeowners Association of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee.
- Charter of Danbury Homeowner's Association of record in Book 6625, Page 510, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6461, Page 530 and Book 7291, Page 879, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 5114, Page 39, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5322 Edmondson Pike, Unit 2, Nashville, Tennessee 37211-5821**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF DECEMBER, 2015.

Debbi Miller by Wanda Miller, Attorney in Fact

Debbi Miller by Wanda Meador,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA MEADOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEBBI MILLER, and who acknowledged he/she/they executed the same as the free act and deed of the said DEBBI MILLER.

Witness my hand and official seal, this the 10th of December, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOWA GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212