WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160002048 DEEDWARR
Recvd: 01/08/16 15:13 2 pgs
Fees:13.00 Taxes:332.63
20160108-0002244

RL-15-5308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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	**Marble Development, a Tennessee general partnership**	
(NAME) **1512 Kimberleigh Ct.**	(NAME) **1512 Kimberleigh Ct.**	**161-01-0A-064.00-CO**
(ADDRESS) **Franklin, TN 37069**	(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 **SANDRA L. FAVINGER, MARRIED (FORMERLY KNOWN AS SANDRA L. CAMP),** 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. 5308, as shown on the Plat of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with Garage No. 6 as shown on said plat, together with an undivided interest in the common elements of the Danbury Homeowners' Association, all as described in Book 6612, Page 75, et seq., said Register's Office.

Being the same property conveyed to Sandra L. Camp by Quitclaim deed from Jerry Austin Camp of record in Book 10755, page 789, Register's Office for Davidson County, Tennessee, dated January 13, 1998 and recorded on January 13, 1998.

Said property was not the primary residence of Grantor.

The said Sandra L. Favinger and Sandra L. Camp being one of the same.

This conveyance is subject to:
- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6612, Page 122, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6612, Page 75 and Book 6612, Page 107, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Lease Agreement of record in Book 5114, Page 39, 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.
- Charter of Homeowner's Association of record in Book 6625, Page 510, in the Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5308 Edmondson Pike , Nashville, Tennessee 37211-5805**.

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 30 DAY OF DECEMBER, 2015.

Sandra L. Favinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA L. FAVINGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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