BILL GARRETT, Davidson County
Trans:T20160013497 DEEDWARR
Recvd: 02/18/16 11:43 2 pgs
Fees:13.00 Taxes:869.50
20160218-0015461

This Instrument prepared by:

Quinten Marquette
1404 Scottsville Road
Bowling Green, Kentucky 42104

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER:
Jared Marquette
C/o Quinten Marquette
1404 Scottsville Road
Bowling Green, Kentucky 42104

SEND TAX NOTICES TO:
Jared Marquette
C/o Quinten Marquette
1404 Scottsville Road
Bowling Green, Kentucky 42104

MAP-PARCEL NUMBER:
105-14-D-405.00CO

THIS INDENTURE, made and entered into this 5TH day of January 2016, by and between QUINTEN MARQUETTE, A MARRIED MAN, party of the first part, and JARED Q. MARQUETTE, A SINGLE MAN, party of the second part.

WITNESSETH: That for the consideration of the sum of TEN DOLLARS, cash in hand paid to the hereafter Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we QUINTEN MARQUETTE, MARRIED, Grantors, hereinafter have bargained and sold and do, and by these presents do convey unto JARED Q. MARQUETTE, A SINGLE MAN, hereinafter called 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 405 AS SET FORTH IN THE MASTER DEED ESTABLISHING THE LOFTS ON EIGHTH, A CONDOMINUM FORM OF OWNERSHIP AND USEIN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., OF RECORD AS INSTRUMENT NO. 20061116-0142670, AS AMENDED IN INSTRUMENT NO. 20071227-014844, IN THE REGISTRAR'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT ALSO BEING SHOWN AS PART OF EXHIBIT "E" OF SAID MASTER DEED: AND TOGETHER WITH AN UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS OF THE CONDOMINUM AS SET FORTH ON EXHIBIT "E-6" OF SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO QUINTEN MARQUETTE, A MARRIED MAN, BY WARRANTY DEED FROM VALERIE A. MALONE, MARRIED, OF RECORD AT INSTRUMENT 20130516-0049326 REGISTARS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 10, 2013 AND RECORDED ON MAY 16, 2013.

THIS CONVEYANCE IS SUBJECT T0 (A) 2015 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMMED BY GRANTEE(S) HEREIN; (B) INSTRUMENTD 0F RECORD IN PLAT BOOK 57, PAGE 95; INSTRUMENT NUMBER 20061122-0148043, AS AMENDED IN INSTRUMENT NUMBER 20061116-0142670; INSTRUMENT NUMBER 20071127-0148044; INSTRUMENT NUMBER 20071127,0148043; INSTRUMENT NUMBER 20061113-0139083; INSTRUMENT NUMBER 20061122-014892 AND INSTRUMENT NUMBER 20070305-0026833; SAID REGISTARS OFFICE; (C) 0F RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND (D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID DEBRA MARQUETTE JOINS HEREIN TO CONVEY ANY AND ALL MARTIAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

This is improved property, known as 2201 8th Ave. S. #405, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(E) 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 signatures the day and year first above written.

Quinten Marquette

Debra Marquette

STATE OF KENTUCKY
COUNTY OF WARREN

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Quinten Marquette and Debra Marquette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free and.

WITNESS my hand and seal, this 5 day of January, 2016.

Notary Public
My commission expires: 1-23-16

Seal:

STATE OF KENTUCKY
COUNTY OF WARREN

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 235,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 5 day of January, 2016.

Notary Public
My Commission Expires:

Seal: