Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160045311 DEEDWARR
Recvd: 05/31/16 08:53 2 pgs
Fees:13.00 Taxes:1554.00
20160531-0054084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2016.

Notary Public

My commission expires:

JAMES EXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cresson Haugland Valerie Holloway Skinner	New Owner	
1029 Sharpe Avenue		083-01-102.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUKE MARKLIN AND TARA MARKLIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRESSON HAUGLAND AND VALERIE HOLLOWAY SKINNER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Jones and Bradfords Subdivision of record in Plat Book 161, Page 142, 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 Erika Williams by Special Warranty deed from Deutsche Bank National Trust Company, as for Carrington Mortgage Loan Trust Series 2005-NC1 Asset Backed Pass Through Certificates, of record in Instrument No. 20060427-0048062, Register's Office for Davidson County, Tennessee, dated April 25, 2006 and recorded on April 27, 2006 and re-recorded on May 18, 2006 at Instrument No. 20060518-0058337, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theodore D. Williams by Warranty deed from Erika Williams n/k/a Erika Williams Richie of record in Instrument No. 20150428-0037994 Register's Office for Davidson County, Tennessee, dated April 23, 2015 and recorded on April 28, 2015.

Being the same property conveyed to Luke Marklin and Tara Marklin, husband and wife by Warranty deed from Theodore D. Williams, married of record in Instrument No. 20151001-0100097 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on October 01, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of May, 2016.

Luke Marklin

Tara Marklin

STATE OF Georgia
COUNTY OF Fulton

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

Witness my hand and seal this 23rd day of May, 2016.

Notary Public

My Commission Expires: 10/07/2018

(OFFICIAL SEAL)
NOTARY PUBLIC GEORGIA
JOHN NEAL
COUNTY OF DEKALB
My Commission Expires OCT. 7, 2018