(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160049724 DEEDWARR
Recvd: 06/13/16 11:23 4 pgs
Fees: 23.00 Taxes: 425.50

20160613-0059455

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00.

Affiant

Subscribed and sworn to before me on June 10th 2016.

Hillary Torrence
NOTARY PUBLIC
My Commission Expires: 11-28-16

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Mark B. Myers Penny P. Myers 109 Scarlett Park Court Franklin, TN 37069	New Owner	117-03-0B-025.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL L. WALKOWSKI, UNMARRIED, AND COURTNEY A. GHIASSI F/K/A COURTNEY A. WALKOWSKI, MARRIED**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MARK B. MYERS AND PENNY P. MYERS, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B-9 of the Villager Condominium, as of record in Plat Book 5200, page 154, as revised in Plat Book 5200, page 201, and as established by Master Deed of record in Book 5434, page 665, as corrected in Book 5487, page 967 and amended in Instrument No. 20080416-0038631 and Instrument No. 20090616-0055824, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to MICHAEL L. WALKOWSKI AND COURTNEY A. WALKOWSKI, by deed from GRAHAM NOLDER, A SINGLE MAN, of record in Instrument No. 20060628-0077056, dated June 19, 2006, said Register's Office. The said, Courtney A. Walkowski having since married and is now known as Courtney A. Ghiassi.

Michael L. Walkowski certifies that this property is not his usual place of residence.

Courtney A. Ghiassi f/k/a Courtney A. Walkowski warrants that this property is not the marital residence of her spouse and is not subject to any marital interests therein.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2601 Hillsboro Pike, Unit B-9, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands on June 8, 2016.

Grantor:

Michael L. Walkowski

Grantor:

Courtney A. Ghiassi f/k/a Courtney A. Walkowski

STATE OF Arkansas
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MICHAEL L. WALKOWSKI**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2016.

Notary Public

My commission expires: 10/08/2020

OFFICIAL SEAL
CHRIS GUINN
NOTARY PUBLIC . ARKANSAS
WASHINGTON COUNTY
COMMISSION # 12379167
COMMISSION EXP. 10/08/2020

Courtney A. Ghiassi f/k/a Courtney A. Walkowski warrants that this property is not the marital residence of her spouse and is not subject to any marital interests therein.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2601 Hillsboro Pike, Unit B-9, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands on June 9, 2016.

Grantor:

_____
Michael L. Walkowski

Grantor:

Courtney A. Ghiassi
Courtney A. Ghiassi f/k/a Courtney A. Walkowski

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MICHAEL L. WALKOWSKI**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of June, 2016.

_____
Notary Public

My commission expires: _____

STATE OF Arkansas
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **COURTNEY A. GHIASSI F/K/A COURTNEY A. WALKOWSKI**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2016.

My commission expires: 11/5/2020

OFFICIAL SEAL
Notary Public
ROXANNA S. BIRGE
NOTARY PUBLIC . ARKANSAS
WASHINGTON COUNTY
COMMISSION NO. 12379487
COMMISSION EXP. 11/05/2020