# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160071431 DEEDWARR
Recvd: 08/17/16 10:01 2 pgs
Fees:13.00 Taxes:416.25
20160817-0085729

B-RL-16-5322-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2016.

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** | Marble Development, a Tennessee GP | |
| (NAME) | (NAME) | |
| **5322 Edmondson Pike #4** | 1512 Kimberleigh Ct. | **161-01-0A-040.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | Franklin, TN 37069 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN DOWLING, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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-#4, on the Plan of Danbury, as shown as Exhibit "C" to Master Deed of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, ail as described in Book 6612, Page 75, et seq., said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan A. Dill by Warranty deed from Susan Ann Dill, executrix of the Estate of Jean Marie Frieling, deceased of record in Instrument No. 20060816-0100872 Register's Office for Davidson County, Tennessee, dated August 03, 2006 and recorded on August 16, 2006. Susan A. Dill, having since married is now known as Susan Dowling. Her spouse, Frederick Dowling joins in the conveyance if this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5322 Edmondson Pike #4, Nashville, Tennessee 37211**.

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 12th DAY OF AUGUST, 2016.

Susan Dowling

Frederick Dowling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN DOWLING, 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 12th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK DOWLING, 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 12th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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