WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8377 CTB CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Maurice L. Offen	same	10411006900 (Parent Parce
2703 Acklen Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

PHILLIP STINSON, MARRIED, AND DAVID MARKET, AND WIFE, KATHERINE MARKET

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAURICE L. OFFEN , A MARRID MAN

HEREINAFTER CALLED THE GRANTEES, 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 Unit 2703, ACKLEN COMMONS, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20150316-0022321, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Salamah Magnuson and Seth Miller, Wife and Husband to David Market and Katherine Market, Husband and Wife, a 1/2 undivided interest and Phillip Stinson, a 1/2 undivided interest as tenants in common, as recorded on the 18th day of February, 2015 in Instrument No. 20150218-0013728 and a portion of Quitclaim Deed from Alan Miller and wife Barbara Miller, as Trustees of the Alan I. Miller Revocable Living Trust under agreement dated April 15, 2008 and Alan Miller and wife Barbara Miller, as Trustees of the Barbara L. Miller Revocable Living Trust under agreement dated April 15, 2008 to Salamah Magnuson and Seth Miller, husband and wife, as recorded on the 21st day of February, 2014 in Instrument No. 20140221-0014802, in the Register's Office of Davidson County, Tennessee.

Phillip Stinson is married, however, his spouse did not join in this conveyance as this is investment property and has never been a personal residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 106 and Exhibit B of Instrument No. 20150316-0022321, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150316-0022321, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Exhibit D of Instrument No. 20150316-0022321.

f. Charter of Acklen Commons recorded at Instrument No. 20150316-0022321.

g. Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20151218-0127402.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

BILL GARRETT, Davidson County
Trans:T20160074304 DEEDWARR
Recvd: 08/25/16 13:45 2 pgs
Fees:13.00 Taxes:2590.00
20160825-0089114

i. Property taxes for the current year.

This is property known as 2703 Acklen Avenue, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 hand on the 19th day of August, 2016.

Phillip Stinson

David Market

Katherine Market by David Market, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared David Market, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Katherine Market for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Katherine Market.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of August, 2016.

Notary Public

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PHILLIP STINSON, AND DAVID MARKET, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of August, 2016.

Notary Public

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

My Commission Expires: _____

File #: 16-8377 CTB CP CB

RECORD & RETURN TO:

VANDERPOOL & PEARMAN

256 SEABOARD LANE, SUITE G104