Davidson County DEEDWARR
Recvd: 10/18/16 09:53 3 pgs
Fees:18.00 Taxes:591.63
20161018-0109789

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of October, 2016 by and between Jaime D. Marconette, hereinafter referred to as GRANTOR, and David B. Wallus, Unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. C-7 of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460, and as Exhibit B of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-01, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jaime D. Marconette by Warranty Deed from Florence A. Snow, unmarried, dated September 25, 2006, recorded September 27, 2006, of record in Instrument No. 20060927-00119490, Register's Office for Davidson County, Tennessee.

This has been a second home for Mr. Marconette

This is [xx]improved [ ]unimproved property known as: 7005 Lenox Village Dr, C7, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jaime D. Marconette

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jaime D. Marconette, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 14th day of October, 2016.

Notary Public

My Commission Expires:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2019
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
David B. Wallus
7005 Lenox Village Dr, C7,
Nashville, TN 37211

Send Tax Statements to:

New Owner

Map & Parcel: 172-12-0-D-027.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $159,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 14th day of October, 2016.

Notary Public

My Commission Expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-493

True Copy Certification

I, Karen Tindall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Evelyn Watkins [Name of Notary], a notary public for this county and state, Karen Tindall [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/5/2019

{Notary' Seal}

EVELYN WATKINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-05-2019