BILL GARRETT, Davidson County
Trans: T20170025114 DEEDWARR
Recvd: 03/24/17 12:37 2 pgs
Fees: 13.00 Taxes: 834.72

20170324-0028997

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of March, 2017, by and between Dale R Liszka and Kelli Liszka, a married couple, party of the first part, and IBG Capital Partners, Inc., party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 7, as shown on the plan of Parker House Condominium, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument No. 20061211-0152323, Register's Office for Davidson County, tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being all or part of the same property conveyed to Dale R. Liszka and Kelli Liszka by virtue of that certain Quit Claim Deed dated March 22, 2012, and being of record at Instrument No. 20120328-0026235 in the Register's Office of Davidson County, Tennessee.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrctions at Instrument No. 20061211-0152323 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dale R Liszka

Kelli Liszka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dale R Liszka and Kelli Liszka, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of March, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	IBG Capital Partners, Inc. 3777 Peachtree Rd NE Apt 1731 Atlanta, GA 30319-5218
Tax Parcel No	104120E00700CO
Property Address:	2113 Acklen Ave #7 Nashville, TN 37212
MAIL TAX BILLS TO:	New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $225,600.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Stephanie Doné
AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of March, 2017.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.