BILL GARRETT, Davidson County
Trans:T20170035056 DEEDWARR
Recvd: 04/26/17 10:00 2 pgs
Fees:13.00 Taxes:666.00
20170426-0040808

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 24th day of April 24, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Profile & Principle, LLC 935 E. Trinity Lane Nashville, TN 37207	New Owner	083-03-0-202.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Markham and Paula Markham, as tenants in common with right of survivorship,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Profile & Principle, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), 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 the northerly 60 feet of Lot No. 11 on the Plan of Mrs. Minnie E. Martin's Subdivision, as of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11 fronts 60 feet on the easterly side of Riverside Boulevard and runs back between parallel lines 193.5 feet to an alley.

Being the same property conveyed to John Markham and Paula Markham, as tenants in common with right of survivorship, by Quitclaim Deed from William D. Castleman, Trustee, dated April 4, 2003 of record as Instrument No. 20030410-0047969, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hattie S. Lancaster and Paula Marham, as tenants in common with right of survivorship, by Quitclaim Deed from William D. Castleman, Trustee, dated August 7, 1996 of record in Book 10155, Page 721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1413 Riverside Drive, Nashville, TN 37206.**

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 24th day of April, 2017.

John Markham

Paula Markham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Markham and Paula Markham,** the bargainor(s), with whom I am personally acquainted or proved to me 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 Brentwood, Tennessee, this the 24th day of April, 2017.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017035133