BILL GARRETT, Davidson County
Trans:T20170039568 DEEDWARR
Recvd: 05/09/17 15:20 2 pgs
Fees:13.00 Taxes:1024.90
20170509-0046147

# Warranty Deed

| | |
|---|---|
| J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is ~~$277,000.00~~<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 5th day of May, 2017.<br><br>Notary Public<br><br>My commission expires: 7-2-18 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Chace W. Herndon | Primelending, A PlainsCapital Co | |
| 2201 8th Ave. S. Apartment 405 | 17330 Preston Road, Ste 160B | 105-14-0D-405.00-CO |
| Nashville, TN 37204 | Dallas, TX 75252 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JARED Q. MARQUETTE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHACE W. HERNDON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 405 as set forth in the Master Deed establishing The Lofts on Eighth, a Condominium form of ownership and usein the manner provided under the provisions of Tennessee code annotated, Title 66, Chapter 27, section 101, et seq, of record as Instrument No. 20061116-0142670, as amended in Instrument No. 20071227-014844, in the Registrar' s Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit " E" of said Master Deed: and together with an undivided percentage Ownership interest in the Common elements of the Condominium as set forth on Exhibit " E-6" of said Master Deed.**

**Being the same property conveyed to Quinten Marquette, a married man by Warranty deed from Valerie A. Malone, married of record in Instrument No. 20130516-0049326 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 16, 2013.**

**Being the same property conveyed to Jared Q. Marquette, a single man by Warranty deed from Quinten Marquette, a married man of record in Instrument No. 20160218-0015461 Register's Office for Davidson County, Tennessee, dated January 5, 2016 and recorded on February 18, 2016.**

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

**This is improved property also known as 2201 8th Ave. S. Apartment 405, Nashville, TN 37204.**

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, unless otherwise herein set out; 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.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of May, 2017.

**Jared Q. Marquette**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jared Q. Marquette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of May, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018