WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: (Al

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 05-18-2018

W-CP-17-5316

BILL GARRETT, Davidson County
Trans: T20170067976 DEEDWARR
Recvd: 08/07/17 12:33 2 pgs
Fees: 13.00 Taxes: 453.25

20170807-0080545

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marble Development	MARBLE DEVELOPMENT	
(NAME)	1512 KIMBERLEIGH COURT	
5316-4 Edmondson Pike & garage #13	FRANKLIN, TN 37069	**161-01-0A-048.00-CO**
(ADDRESS)		
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA LOU DAVIS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARBLE DEVELOPMENT, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5316-#4, together with Garage No. 13 of Danbury Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Danbury of record in Book 6612, Page 122, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth to said Master Deed.

Being the same property conveyed to Leonora Beverly by Warranty Deed from Doris N. Rose of record in Book 9400, Page 360, Register's Office for Davidson County, Tennessee, dated July 01, 1994 and recorded on July 07, 1994.

The said Leonora Beverly is deceased.

Being the same property conveyed to Lisa Lou Davis by Executrix's deed from Shirley C. Davis, Executrix of the Estate of Leonora D. Beverly of record in Instrument No. 20150227-0017337 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on February 27, 2015.

This conveyance is subject to:
- Taxes for the year 2017.
- Master Deed establishing a Horizontal Property Regime of Danbury Homeowners Association of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee.
- Charter of Danbury Homeowner's Association of record in Book 6625, Page 510, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5316-4 Edmondson Pike & garage #13, Nashville, Tennessee 37211**.

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; and we do covenant with the said GRANTEE(S) that 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 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 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/our hand(s) this the 1st DAY OF AUGUST, 2017.

Lisa Lou Davis by Amanda Lee Davis, Attorney in Fact

Lisa Lou Davis by Amanda Lee Davis, Attorney in Fact

STATE OF ~~TENNESSEE~~ WA
COUNTY OF ~~DAVIDSON~~ King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA LEE DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LISA LOU DAVIS, and who acknowledged he/she/they executed the same as the free act and deed of the said LISA LOU DAVIS.

Witness my hand and official seal, this the 1st of August, 2017.

Leann M Groby

Notary Public
My Commission Expires: 2.2.21
(SEAL)

Notary Public
State of Washington
LEANN M GROBY
My Commission Expires
February 2, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212