THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 111063 **DEEDWARR**
06/29/2018 02:59:01 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20180629-0063321

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quenton Keith Gattis	Pinnacle Bank	MAP
1318 McAlpine Avenue	209 10th Avenue South, Suite 250	PARCEL 061-16-0-204.00
Nashville, TN 37216	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Howard Lowell Markum and Bonita Markum, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Quenton Keith Gattis and Penny Lou Gattis, husband and wife tenancy by entirety**

HEREINAFTER CALLED THE GRANTEES, 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 the easterly 50.1 feet of Lot No. 48 on the Plan of Kennedy & Graves Subdivision of Blocks C & D, Monte Vista, as of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 48 fronts 50.1 feet on the southerly side of McAlpine Avenue, and runs back between parallel lines, 388.5 feet to a dead line.

Being the same property conveyed to Howard Lowell Markum and wife, Erline Pearson Markum by Warranty Deed from Arthur H. Herring, a single person of record in Book 2345, Page 165, Register's Office for Davidson County, Tennessee, dated March 03, 1955 and recorded on March 04, 1955. Earline Pearson Markum passed away November 28, 1999, leaving Howard Lowell Markum, sole surviving tenant by the entirety.

Being the same property conveyed to Howard Lowell Markum and Bonita Boyd Markum, husband and wife by Quitclaim Deed from Howard Lowell Markum of record in Instrument No. 20010321-0026938, Register's Office for Davidson County, Tennessee, dated March 20, 2001 and recorded on March 21, 2001.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1318 McAlpine Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 _____ hand( ) this the 29th day of June, 2018.

Howard Lowell Markum By Linda Hillis Attorney-In-Fact
Howard Lowell Markum by Linda Hillis, Attorney-in-Fact

Bonita Markum by Linda Hillis Attorney In Fact
Bonita Markum by Linda Hillis, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Hillis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Howard Lowell Markum** as his Attorney in Fact, as the free act and deed of the within named **Howard Lowell Markum**

Witness my hand and official seal this the 29th day of June, 2018.

My Commission expires 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Hillis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Bonita Markum**, as her Attorney in Fact, as the free act and deed of the within named **Bonita Markum**.

Witness my hand and official seal this the 29th day of June, 2018.

My Commission expires 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY