WARRANTY DEED

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN00693

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 4, 2006

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Morrison	First Horizon Home Loan Corp d/b/a First Tennessee Home Loans	**141-15-B-50CO**
(NAME) **6837 River Ridge Drive**	(NAME) 10741 King William Mail Code	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Dallas, TX 75220 6708 Nashville, TN 37221	
(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, **WILLIAM DOUGLAS MARTIN AND WIFE, AMY CATHERINE MARTIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE MORRISON, UNMARRIED**, 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 Lot No. 238 on the Plan of Rolling River Estates, Phase 3, a Planned Unit Development, of record in Book 5200, Page 812, and corrected by surveyor's certificate of correction of record in Book 6272, Page 196, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Douglas Martin and wife, Amy Catherine Martin by deed from Keith A. Snider and wife, Diana Sims Snider of record in Instrument No. 200008280084898 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement and restrictions of record.

unimproved ☐

This is improved ☒ property, known as **6837 River Ridge Drive, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 14th day of March, 2003.

William Douglas Martin

Amy Catherine Martin

Davidson County DEEDWARR
Recvd: 03/21/03 10:53 2pgs
Fees:13.00 Taxes:610.50

20030321-0037621

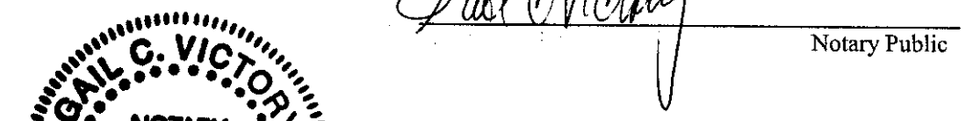
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Douglas Martin and Amy Catherine Martin, the bargainors, 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 Nashville, Tennessee this 14th day of March, 2003.

Commission expires:



Notary Public



My Commission Expires NOV. 4, 2006