WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/23/03 09:44 2pgs
Fees:13.00 Taxes:444.00

20030523-0070573

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wright	Franklin American Mortgage Company	MAP 63
(NAME) 712 Jaywood Drive	(NAME) 501 Corporate Centre Dr.	GROUP 16-0-B
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin Tennessee 37067	PARCEL 50
(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,
Eric F. Martinez and Wife, Monica L Martinez, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
John Wright and Wife, Priscilla Wright, 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:

Being Lot No. 84 on the Plan of HAMPTON PARK (formerly Chitwood Downs), as of record in Plat Book 6900, Page 405; amended in Book 6900, Pages 550 thru 552; corrected in Book 7462, Page 645; and further amended in Book 8181, Page 112, 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 Eric F. Martinez and Wife, Monica L Martinez by deed from Audre K Medlock of record in Deed Book 11690, page 829, Register's Office for said County.

Easements as shown of record in Deed Book 2247, Page 75; Book 7460, page 930; Book 7489, page 515; Book 8739, page 991; Book 8007, page 235; Book 8657, page 179; Book 11030, pages 740, 743 and 785, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7351, Page 852; Book 7431, page 204; Book 7451, page 739; Book 8336, page 393, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8517, Page 762; Book 8833, page 216, Register's Office for said County.

QUITCLAIM DEED TO HOA as shown of record in Book 8207, Page 276, Register's Office for said County.

DEED FROM HOA as shown of record in Book 8951, Page 797, Register's Office for said County.

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

unimproved ☐
This is improved ☒ property, known as 712 Jaywood Drive, Old Hickory, TN 37138
(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 my/our hand(s) this 20th day of May, 2003.

X _____
Eric F. Martinez

_____
Monica L Martinez

STATE of OK
COUNTY of Tulsa.

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eric F. Martinez and Wife, Monica L Martinez the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19 day of May, 2003

My Commission Expires: 10/19/04

_____
Notary Public

ANNA E. ZAIO
Notary Public, State of Oklahoma
Tulsa County
My Commission Expires Oct. 19, 2004

File Number2304221
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122