#9119 Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$222,500.00**

Gerald Smalling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

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
Benjamin M. Harrell	Mortgage Resources, Inc.	**181-1-A-204CO**
(NAME) **7240 Sugarloaf Drive**	(NAME) 404 BNA Dr. Ste 400	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Nashville TN 37217	
(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, **LAWRENCE M. MARTIN AND SUZETTE A. MARTIN, HUSBAND AND WIFE,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN M. HARRELL AND WIFE, MELISSA A. HARRELL,** 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:

*Lawrence M Martin AKA. Lawrence Martin, Suzette A Martin AKA. Suzette Martin

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Sugar Valley, Section 6, a Planned Unit Development, of record in Instrument No. 20020321-0034914, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot

Being the same property conveyed to Lawrence M. Martin and Suzette A. Martin, husband and wife by Deed from Lifestyle Homes Builders, Inc., a Tennessee Corporation of record in Instrument No. 20030807-0112256 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **7240 Sugarloaf Drive, Nashville, TN 37211**

(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 17th day of December, 2004.

Davidson County DEEDWARR
Recvd: 01/13/05 15:40 2 pgs
Fees:13.00 Taxes:823.25
20050113-0005105

Lawrence M. Martin
Lawrence M. Martin
By: Gerald Smalling, his Attorney in Fact
By: Gerald Smalling, his Attorney in Fact

Suzette Martin
Suzette Martin
By: Gerald Smalling, her Attorney in Fact
By: Gerald Smalling, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and county aforesaid, personally appeared Gerald Smalling with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the attorney in fact for the within names Lawrence M. Martin and Suzette A. Martin and being authorized to act on behalf of said persons, her executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of December, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

