File No. 251200354

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/06 13:33 2 pgs
Fees:13.00 Taxes:340.40
**20060104-0001137**

MICHELE MARIE MONTAGUE
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Sharon Pitmon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2005.

Michele Marie Montague
Notary Public

MY COMMISSION EXPIRES: 3-25-06
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southern Title Services
1535 W. Northfield Blvd. Suite 16
Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Luis A. Martinez and Edna C. Martinez | Mortgage Investors Group | 149020B100000 |
| (NAME) 937 Strand Fleet Drive | (NAME) 8320 E. WALKER Springs Ln., Ste 200 | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Knoxville, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, I, **ERIC JACKSON, AND WIFE, MARY E. JACKSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUIS A. MARTINEZ, AND WIFE, EDNA C. MARTINEZ**, 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. 186-A on the Plan of Zone Lot Division of Lots 181 thru 186, 192 thru 200, on the Plan of Piccadilly Square, Phase II, as of record in Plat Book 6900, Page 14, 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 Jackson by deed from Sharna Rae Hassencahi Metzier of record in Instrument No. 200308010109052, Register's Office for said County, recorded on 10/18/01.

Declaration of Covenants, Conditions, and Restrictions and By-Laws and Charter for Homeowners' Association and Information Brochure of record in Book 6236, Page 683, Book 6295, Page 506, Book 6250, Page 520, Book 6250, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6355, Page 322, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190 and Book 6830, Page 739; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6186, Page 238 and Book 6251, Page 616; Utility Easement of record in Book 6298, Page 491; Charter for Homeowners' Association and Amendments of record in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423 and Book 7288, Page 963; Amendments to Information Brochure of record in Book 6295, Page 596, Book 6295, Page 602 and Book 6300, Page 439; Amendments to By-Laws of record in Book 6295, Page 572, Book 2695, Page 680, Book 6295, Page 588 and Book 6300, Page 431; Quitclaim to Homeowners' Association for Common Area of record in Book 6236, Page 680 and corrected in Book 6295, Page 503; all matters shown on the plan of record in Plat Book 6250, Pages 92-94 and amended in Book 6900, Page 14, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 937 Strand Fleet Drive, Antioch, TN 37013
(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.

MO

Witness our hands this 22nd day of December, 2005.

Eric Jackson

Mary E. Jackson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eric Jackson, and wife, Mary E. Jackson, the bargainors, 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 at office this 22nd day of December, 2005.

Commission expires: 2/24/09

Notary Public

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

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**RETURN TO:**

**Southern Title Services**
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**Murfreesboro, TN 37129**