Davidson County DEEDWARR
Recvd: 07/30/07 11:07 2 pgs
Fees:13.00 Taxes:628.63
20070730-0089991

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070341

Send Tax Bills To:
New Owner

New Owner is:
Mark A. Massingille
5011 West Durrett Drive
Nashville, TN 37211

MAP & PARCEL: 147-10-0-050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Carolyn Martz, an unmarried woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark A. Massingille and Leanna R. Massingille**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5011 West Durrett Drive, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, page 16, 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 Carolyn M. Martz, an unmarried woman, by Warranty Deed, from Sheila Dianne Cole Hoffman and husband, Stephen John Hoffman, of record in Book 9003, page 890, Register's Office for Davidson County, Tennessee, dated June 25, 1993 and recorded July 2, 1993. and by Quitclaim Deed, from William Charles Tomlinson, of record in Book 9003, page 888, Register's Office for Davidson County, Tennessee, dated June 30, 1993 and recorded July 2, 1993. Chain of Title in Book 8876, page 960, Book 9003, page 887 and Book 8202, page 565.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of July, 2007.

GRANTOR(S):

CAROLYN MARTZ

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Carolyn Martz, an unmarried woman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of July, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$169,900.00**.

AFFIANT

SWORN TO and subscribed before me this 27th day of July, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09