WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/07 13:56 2 pgs
Fees:13.00 Taxes:2479.00

20070802-0092047

22813

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Donna E. Lehning
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 27TH DAY OF July, 2007.

(Affix Seal) Notary Public

My Commission Expires: 05/02/09

BRENDA HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffrey E. Martus and wife, Melissa A. Hilmes		
1925 Castleman Drive	new owner	Map 131-07, Parcel 019.00
Nashville, TN 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, B & D DESIGNS, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto JEFFREY E. MARTUS AND MELISSA A. HILMES, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

BEING Lot No. 5, Locust Grove Subdivision, as shown by plat of record in Plat Book 1424, page 40, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to B & D Designs, LLC by Quitclaim Deed from Robert E. Lehning and wife, Donna E. Lehning, dated September 12, 2005 and of record in Instrument No. 20050915-0110984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 131-07, Parcel 019.00.

b. All matters appearing on the Plan of Locust Grove Subdivision of record in Plat Book 1424, page 40, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 1925 Castleman Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 27th day of July, 2007:

B & D DESIGNS, ~~LLC~~

BY: Beth Ann Bright, C.M.
Beth Ann Bright, Chief Manager

BY: Donna E. Lehning Sec/Treas.
Donna E. Lehning, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Beth Ann Bright and Donna E. Lehning, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Chief Manager and Secretary/Treasurer of B & D Designs, LLC, the within bargainor, a Tennessee limited liability company, and that they as such Chief Manager and Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by themselves as such Chief Manager and Secretary/Treasurer.

Witness my hand this 27th day of July, 2007, in Franklin, Tennessee.

Notary Public

My Commission Expires: 05/02/09

