WARRANTY DEED

File Number: 70354

Davidson County DEEDWARR
Recvd: 10/24/07 12:13 3 pgs
Fees:18.00 Taxes:629.00
20071024-0125767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Elizabeth Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/25/09

(AFFIX SEAL)

ANGELA LAWELL SHELTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Thomas	United Capital Mortgage, Inc.	
(NAME) 201 West Cedar Street	(NAME) 2035 Lakeside Centre Way	02504001300
(ADDRESS) Goodletsville, TN 37072	(ADDRESS) Knoxville, TN 37922	
(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, I, Rodney Martin, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Thomas, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of John H. Martin Subdivision on an unrecorded map of the John H. Martin Property, showing Lot No. 6 and being a re-subdivision of Lots Nos. 1 and 6 of the Roscoe Property, likewise, not of record, at Goodlettsville, Tennessee, and described according to a copy of a survey made by J. R. Scott, Surveyor, June 4, 1949 as follows:

Being a point in the north margin of an unnamed 50 foot street which runs westerly from U.S. Highway 41-E, said street likewise being located 78 feet 6 inches south of the south line of the post office property, said point of the beginning being the common corner of Lots Nos. 3 and 4 of said Martin property; thence with the line between said lots northerly 139 feet to a point; thence south 85 ½ degree West 95 feet 10 inches to the corner of Lots 2 and 3, thence with the line between said lots south 5 degree East 141 feet to the north margin of the same, north 84 ½ degree East 95 feet 10 inches to the beginning.

Being the same property conveyed to Rodney Martin by Warranty Deed from Curtis Earl Lassiter, Executor of the estate of Hattie M. Chapman, Deceased, with the power to sale, filed for record on June 9, 2005, Instrument No. 20050614-0067672, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodney Martin and Brain Thomas, as Tenants in Common, by Quit Claim Deed on June 16, 2005, Instrument No. 20070725-0088093, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodney Martin by Quit Claim Deed from Brian Thomas on June 18, 2005, Instrument No. 20070920-0112531, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 201 West Cedar Street, Goodletsville, TN 37072
(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 hand this 11th day of October, 2007.

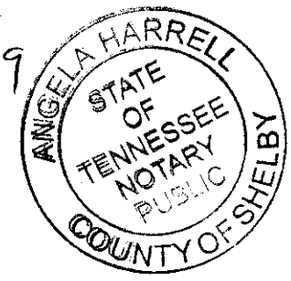
Rodney Martin

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney Martin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rodney Martin executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2007.

Commission expires: 4/28/09



Notary Public

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010