Davidson County DEEDWARR
Recvd: 05/02/08 13:48 2 pg
Fees:13.00 Taxes:1054.50
20080502-0045257

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08030228**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2008. Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: Alex Strnad and Allison Strnad 723 Starlit Road Nashville TN 37205	Send Tax Bills To: New Owner 3615 Robin Road Nashville TN 37204	Tax Information: Tax Parcel ID No. 10215008500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert W. Martin and William G. Martin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Strnad and Allison Strnad, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN THE EIGHTH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE: BEING Lot 269, BROOK MEADE, SECTION VII, as shown on plat of record in Book 2331, Page 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert W. Martin and William G. Martin by Executor's Deed from Jewel Crandall, Executrix of the Estate of Jean Martin Bearden recorded January 8, 2007 in Instrument No. 20070108-0003437, in the Register's Office, Davidson County, Tennessee.

*Robert W. Martin is unmarried. William G. Martin never resided in said property.
This is improved property located at 723 Starlit Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2008.

Robert W Martin
Robert W. Martin

William G. Martin
William G. Martin
By Robert W. Martin As Attorney in Fact
by Robert W Martin
as attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert W. Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2008.

MY COMMISSION EXPIRES NOV 22 2010 Notary Public

My Commission Expires: _____

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert W. Martin,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for William G. Martin,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of May, 2008.

MY COMMISSION EXPIRES NOV 22 2010 Notary Public

My Commission Expires: _____

Kate Rosenthal State Of Tennessee Notary Public County of Sumner