BILL GARRETT, Davidson County
Trans:T20090039922 DEEDWARR
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Fees:13.00 Taxes:925.00
20090616-0055794

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2009060002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $250,000.00

Sworn to and subscribed before me this 9th day of June, 2009.

Affiant

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 6, 2011

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael T. Martin, Jr. 1653 Robindale Drive Hermitage, TN 37076	New Owner	098-060A-231.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael T. Martin and wife, Pamela H. Martin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael T. Martin, Jr. an unmarried man** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 208, as shown on the map entitled Final Plat of Phase Two, Section "C", Bridgewater, of record as Instrument No. 20070614-0071360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL T. MARTIN and wife, PAMELA H. MARTIN, by deed from NEWMARK HOMES, L.P., of record as Instrument No. 20080929-0098498, dated September 26, 2008, said Register's Office.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **1653 Robindale Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 9th day of June, 2009.

Michael T. Martin

Pamela H. Martin

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Michael T. Martin and Pamela H. Martin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2009.

Notary Public

