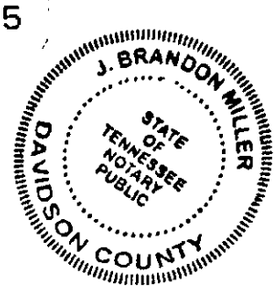
BILL GARRETT, Davidson County
Trans:T20090046946 DEEDWARR
Recvd: 07/13/09 14:41 2 pgs
Fees:13.00 Taxes:1472.60
20090713-0065375

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $398,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2009.

Notary Public

My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Judson Smith	Guaranteed Rate, Inc.	Map: 91-16
4600 Dakota Avenue	3940 N Ravenswood	Parcel: 123
Nashville, TN 37209	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON B. MARTIN AND JENNIFER MARTIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDSON SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 35 feet of Lot No. 501 and the easterly 40 feet of Lot No. 503 of Block No. 24 on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office of Davidson County, Tennessee.

Said westerly part of Lot No. 501 and the easterly part of Lot No. 503 front together 75 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and run back between parallel lines with the westerly margin of 46th Avenue, North, as widened, 150 feet to an alley.

Being the same property conveyed to Jason B. Martin and Jennifer Martin by deed from James K. Sheridan and wife, Kimberly C. Sheridan of record as Instrument No. 20050930-0117731, in the Register's Office for Davidson County, Tennessee, dated September 27, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4600 Dakota Avenue, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2009.

Jason B. Martin

Jennifer Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason B. Martin and Jennifer Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2009.

Notary Public

My Commission Expires: November 22, 2010

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY