Return to: Bridgehouse Title
342 Cool Springs Blvd.
Franklin, TN 37067

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090060551 DEEDWARR
Recvd: 09/02/09 16:14 2 pgs
Fees:13.00 Taxes:658.60
20090902-0082753

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50162
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dean Martin Deborah Martin 7113 Bay Cove Trail Nashville, Tennessee 37221	Bank of America N.A. 101 South Tryon St. Charlotte, N.C. 28255

TAX MAP-PARCEL NUMBERS: 141120B02900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$178,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cory Rodriguez and spouse, Kimberly Rodriguez**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dean Martin and Deborah Martin, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 91on the Plan of Southampton, Phase 2 of record in Book 5200, page 595, amended in Book 6150, page 298, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Rodriguez and husband, Cory Rodriguez by warranty deed from David Rotter and Ann Rotter, husband and wife, dated May 27, 2005 and recorded on June 1, 2005 of record in Doc. No. 20050601-0061865. Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 595, amended in Book 6150, page 298said Register's Office, which Plan shows a 40 foot minimum building setback line from Bay Cove Trail and amended to 20 feet, and a 10 foot easement for public utility and drainage purposes along the rear and each side line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, page 430, corrected in Book 6189, page 940, By Laws in Book 6355, page 517, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7113 Bay Cove Trail, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of August, 2009.

Cory Rodriguez

Kimberly Rodriguez

State of TENNESSEE
County of DAVIDSON

On this 28th day of August, 2009 , before me the undersigned authority, personally appeared Cory Rodriguez and Kimberly Rodriguez , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Sworn and subscribed before me this the 28th day of August, 2009

Notary Public

My Commission Expires: _____

MELANIE D. DURARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 10, 2010