Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20090065323 DEEDWARR
Recvd: 09/24/09 14:23 2 pgs
Fees: 13.00 Taxes: 688.20
20090924-0088993

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $186,000.00

Pam Adams
Affiant

Subscribed and sworn to before me, this 17th day of September, 2009.

Tabatha Edwards
Notary Public
My commission expires:

06-0909-73652

Address of New Owner:	Send Tax Bills to:	Tax Information
Courtney Garrison	Numerica Mortgage LLC	086-14-0-B-163.00CO
2772 Fleet Drive	615 Lynnhaven Pkwy	
Hermitage TN 37076	Virginia Beach Va 23452	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William A. Martin and wife, Pamela B. Martin,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Courtney Garrison and husband, Matt Garrison**, hereinafter called the Grantees, their successors 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. 169, on the Plan of Fleetwood Subdivision, Phase Two, of record in Book 6900, Pages 738 and 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William A. Martin and wife, Pamela R. Martin by deed from John S. Reiter and wife, Nancy S. Reiter, dated December 28, 1992, recorded May 3, 1993, of record in Book 8935, Page 376, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William A. Martin and wife, Pamela B. Martin by Quitclaim Deed from William A. Martin and wife, Pamela R. Martin, dated October 14, 2005, recorded October 24, 2005, of record in Instrument No. 20051024-0127866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2772 Fleet Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of September, 2009.

William A. Martin

Pamela B. Martin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William A. Martin and Pamela B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 17th day of September, 2009.

Notary Public

KATHLEEN D. ALLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires

1-17-12