File No. 210030498

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100023578 DEEDWARR
Recvd: 04/21/10 09:51 2 pgs
Fees:13.00 Taxes:480.63
20100421-0030027

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-17-12
(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC TENNESSEE My Commission Expires January 17, 2012

Realty Title and Escrow Co., Inc
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Martin	Magna Bank #300	14904002700
(NAME)	(NAME)	
2700 Edge O Lake Drive	6525 Quail Hollow	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Memphis TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Maria Hernandez, unmarried,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Melanie Martin and Robert Martin, wife and husband**, hereinafter called the grantee(s), 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 all of Lot No. 193 on the Plan of Edge-O-Lake Estates, Section Two, of record in Plat Book 3600, Page 72, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of said lot.

Being the same property conveyed to Juan Hernandez and wife, Maria Hernandez, by Deed from Anthony O. Jones, Jr. and wife, Tammy Coleman Jones, of record in Instrument 20010917-0100659, dated September 7, 2001 and filed for record on September 17, 2001, Register's Office for Davidson County, Tennessee. Juan Hernandez died on November 16, 2008 with said property passing to Maria Hernandez by operation of law.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2010 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 3600, Page 72, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2700 Edge O Lake Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hands this 20th day of April, 2010.

Maria Hernandez

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Maria Hernandez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of April, 2010.

Commission expires: 1/11/11

Notary Public

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 210030498

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075