**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20100026985 DEEDWARR
Recvd: 05/05/10 16:28 2 pgs
Fees:13.00 Taxes:586.82
20100505-0034323

Return TO:

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of April, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-15-10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires September 15, 2010

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrea Kleid | Pinnacle National Bank | 103-4-287.00 |
| (NAME) | (NAME) | |
| 304 Sentinel Drive | 211 Commerce Street Suite 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN, 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew J. Martelle and wife, Rachael E. Martelle**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrea W. Kleid, unmarried woman**, hereinafter called the Grantees, 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 Lot No. 91 on the Plan of Valley View Subdivision, Section 3, as of record in Plat Book 2330, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rachael E. Martelle and husband, Andrew J. Martelle by Warranty Deed from Joe E. Irwin, dated September 27, 2005 and recorded in Instrument No. 20050928-0116760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 304 Sentinel Drive, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 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 our hands this **22nd** day of **April, 2010**.

Andrew J. Martelle

Rachael E. Martelle, by Andrew J. Martelle, her attorney in fact

**Rachael E. Martelle**
**By Andrew J. Martelle, Her Attorney in Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Andrew J. Martelle**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **April, 2010**.

Notary Public

My commission expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

State of Tennessee
County of Davidson

On this 22nd day of April, 2010, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Andrew Jay Martelle, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rachel Emily Martelle, and who acknowledged that he executed the same as the free act and deed of Rachel Emily Martelle.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2010.

My Commission Expires: 9.15.10

Notary Public

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010