G-22762-8
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100058524 DEEDWARR
Recvd: 09/17/10 08:57 2 pgs
Fees:13.00 Taxes:677.10

20100917-0074017

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2010

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcia D. Adams	Mortgage Investors Group	
(NAME)	(NAME)	
4350 Barnes Cove	8320 East Walker Springs Lane	173-9-A/653CO
(ADDRESS)	Suite 200 (ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Christopher S. Martin and wife, Caroline O. Martin**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marcia D. Adams, an unmarried woman**, hereinafter called the Grantee, her 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. 772 on the Plan of Section One of Phase Eight, Lenox Village, as of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher S. Martin and Caroline O'Dell, both unmarried persons, as tenants in common with the right of survivorship, by deed dated July 15, 2008 from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080716-0073011, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20081125-0115535, said Register's Office, Christopher S. Martin and Caroline O'Dell, both married persons, conveyed all of their right, title and interest in subject property to Christopher S. Martin and wife, Caroline O. Martin.

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 4350 Barnes Cove, Nashville, TN 37211

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 **15th** day of **September, 2010**.

Christopher S. Martin

Caroline O. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Christopher S. Martin and wife, Caroline O. Martin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **September, 2010.**

Notary Public

My commission expires:
12-10-2012

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY