**WARRANTY DEED**

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-1-2014
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Corey L. Martinez | [illegible] | |
| (NAME) | (NAME) | 133020308 00 |
| 179 Antioch Pike | Avenue Bank | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | 3823 Cleghorn Ave | |
| (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Martha B. Ponder, married, and Marianna Sturdivant, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Corey L. Martinez and Rachelle Martinez, husband and wife, 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:

A tract of land in the 6th formerly the 9th Civil District of said county. Being part of Lot No. 30 on the Plan of Minchey Petway's Property, as of record in Minute Book "I", page 442 of the Chancery Court at Nashville, Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the Antioch Pike, or the Mill Creek Valley Pike, the northwest corner of a part of said lot conveyed to R. O. Nicholson and wife, by deed from Mrs. Buell, of record in Book 533, page 10, Register's Office for said county; thence with Nicholoson's west line, south 2 3/4° west 1022 1/2 feet to the south line of said Lot No. 30; thence with the south line of same, north 84 1/4° west 106 1/2° feet to a point; thence north 2 3/4° east 1022 1/2 feet, more or less, to a point in the center of said pike; thence with the center of the same, south 87 1/4° east 106 1/2 feet to the point of beginning containing 2 1/2 acres.

Being the same property conveyed to J. RAYMOND BAILEY AND WIFE, NANNIE WAITE BAILEY, by deed from CHARLES NEWMAN AND WIFE, NELLIE E. NEWMAN, of record in Book 1151, page 361, dated August 27, 1940, said Register's Office. The said J.RAYMOND BAILEY having predeceased NANNIE WAITE BAILEY. The said NANNIE WAITE BAILEY having since died intestate. Property further conveyed to MARTHA B. PONDER AND MARIANNA STURDIVANT, by Affidavit of Heirship of record as Instrument No. 20100407-0026334, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFORM is that portion described in deeds of record in Book 2158, page 69 and Book 4384, page 434, said Register's Office.

This conveyance is subject to: 2010 property taxes which are a lien on the property, but not yet due and payable; all matters appearing on the map entitled Plan of Minchey Petway's Property, of record in Minute Book "I", page 442,of the Chancery Court at Nashville, Davidson County, Tennessee; and any and all restrictions and easements of record.

This property was inherited by the Grantors and has not been used as their primary residence.

unimproved ☐

This is improved ☒ property, known as 179 Antioch Pike, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (C[illegible])

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100063940 DEEDWARR
Recvd: 10/08/10 09:50 2 pgs
Fees:13.00 Taxes:730.38

20101008-0080849

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, 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 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 28th day of September, 2010.

Martha B Ponder

Martha B. Ponder

Marianna Sturdivant by Martha B Ponder attorney in fact

Marianna Sturdivant
By: Martha B. Ponder, attorney-in-fact

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha B. Ponder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 29th day of September, 2010

Tricia Ball

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha B. Ponder, 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 Marianna Sturdivant, as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Marianna Sturdivant.

Witness my hand and official seal at Office, this 29th day of September, 2010

Tricia Ball

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.