BILL GARRETT, Davidson County
Trans:T20110022372 DEEDWARR
Recvd: 04/15/11 13:17 2 pgs
Fees:13.00 Taxes:660.87
20110415-0029289

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys St.
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jay O. Martin and Kim P. Martin** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **James O. Martin** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 184 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, page 412-413, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jay O. Martin and wife, Kim P. Martin by Warranty Deed from J&M Homebuilders, Inc. a Tennessee corporation, dated 01-14-94 and recorded 01-19-94 in Book 9223, page 289, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 13th day of April, 2011.

Jay O. Martin

Kim P. Martin

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Jay O. Martin and Kim P. Martin** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2011.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$178,612.85** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of April, 2011.

Notary Public

My Commission Expires:_____

Map and Parcel: 053-06-0B-028.00CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
James O. Martin
2700 Jefferson Road
Smithville, TN 37166

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012