WARRANTY DEED

State of Tennessee)
County of Davidson)

12-02-013-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of March, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CLAIRE M. GULMI AND JAMES S. GULMI	" NEW OWNER "	116-0-70
(NAME) 18 Lynnwood Lane (A/K/A Lynwood)	(NAME)	121.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **J. THOMAS MARTIN, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CLAIRE M. GULMI AND JAMES S. GULMI, 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 **Lot No. 2, on the Plan of Glenbrooks,** of record in Book 5050, Page 82, Register's Office for Davidson County, Tennessee, a resubdivision of Lots Nos. 11 and 12, part of Lots Nos. 13 and 14, and part of Glenside Avenue and Dupont Avenue as shown on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, Page 102, said Register's Office, and more particularly described as follows:

BEGINNING at a point in the southerly right-of-way of Lynwood Lane, formerly Second Street, and being the common front corner of Lots Nos. 2 and 3, thence in an easterly direction N 89° 56' E, 161 feet to a point; thence southerly direction S 0° 04' E, 250 feet to a point; thence in a westerly direction S 89° 56' W, 161 feet to a point, being the common rear corner of Lots Nos. 2 and 3; thence in a northerly direction N 0° 04' W, 250 feet to the point of BEGINNING. (Containing 40,250 square feet, more or less.)

BEING the same property conveyed to J. THOMAS MARTIN, by Quitclaim Deed from MARY GLENN BLANKENSHIP, dated January 23, 1979, of record in Book 5566, Page 51, Register's Office for Davidson County, Tennessee.

BONITA MARTIN, spouse of the above named **J. THOMAS MARTIN,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 03/12/12 10:25 2 pgs
Fees:13.00 Taxes:6012.50
20120312-0021124

BEING unimproved ☐
Improved ☐ property known as: **18 Lynnwood Lane (A/K/A Lynwood), Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 9th day of March, 2012.

J. THOMAS MARTIN

Bonita Martin
BONITA MARTIN

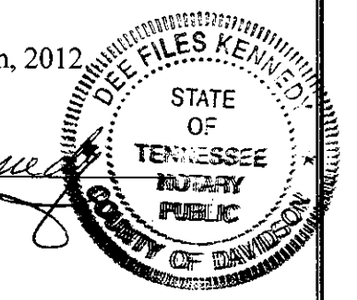
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. THOMAS MARTIN AND WIFE, BONITA MARTIN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2012.

My Commission Expires: 09/09/14

Dee Files Kennedy
Notary Public



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Dee Files Kennedy
Notary Public

