BILL GARRETT, Davidson County
Trans:T20120030847 DEEDWARR
Recvd: 04/27/12 11:03 2 pgs
Fees:13.00 Taxes:449.55
20120427-0036113

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

ZANA C. PETTY
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 $121,500.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2012.

Notary Public
My commission expires: 9-9-14

06-1203-74583

Address of New Owner:	Send Tax Bills to:	Tax Information
Kimberly Anne Martin	Mortgage Investors Group	074-04-0-021.00
114 Jacksonian Dr	8320 E. Walker Springs Lane	
Hermitage TN 37076	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Virginia C. Locke, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kimberly ~~Anne~~ Martin,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: **unmarried

Land in Davidson County, Tennessee, being Lot No. 1056, on the Plan of Section Ten, Hermitage Hills, of record in Plat Book 3600, Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Howard Locke and wife, Virginia C. Locke by deed from Johnson Homes, Inc., dated July 23, 1965, recorded August 3, 1965, of record in Book 3919, Page 97, Register's Office for Davidson County, Tennessee. John Howard Locke having since died on Octoboer 25, 2005. Virginia Curlene Locke is one and the same person as Virginia C. Locke.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 114 Jacksonian Dr, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25 day of April, 2012.

Virginia C. Locke

Virginia C. Locke

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Viriginia C. Locke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25 day of April, 2012.

Notary Public
State of Tennessee at Large

My Commission expires
12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15