BILL GARRETT, Davidson County
Trans: T20120041460 DEEDWARR
Recvd: 06/06/12 07:23 2 pgs
Fees: 13.00 Taxes: 888.00

20120606-0049115

WARRANTY DEED

R-VRES-12-733

DIANA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew S. Martin	SWBC Mortgage Corporation	
733 Due West Avenue North (ADDRESS)	5055 Maryland Way, Ste. 200 (NAME) (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	051-01-072.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN D. DENTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW S. MARTIN AND ALISA MARTIN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 97 AND 98 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY H.R. SWANN, JR., SURVEYOR, DATED APRIL 20, 1947, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOTS 96 AND 97; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHWESTERLY 400 FEET TO A POINT; THENCE SOUTHERLY 200 FEET TO A POINT AT THE CORNERS OF LOTS 98 AND 99; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 400 FEET TO THE WEST MARGIN OF DUE WEST AVENUE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 200 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM ENNIS JONES BY DEED FROM M.M. CUNNIFF AND WIFE, HATTIE B. CUNNIFF, OF RECORD IN BOOK 1556, PAGE 274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 23, 1947, AND AS CORRECTED IN BOOK 3218, PAGE 30, SAID REGISTER'S OFFICE. BY ORDER ENTERED OCTOBER 11, 2010, CASE NO. 09P-1606, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, LINDA WILLIAMS WAS APPOINTED CONSERVATOR FOR WILLIAM ENNIS JONES. BY ORDER ENTERED JUNE 6, 2011, CASE NO. 09P-1606, A CERTIFIED COPY OF WHICH IS OF RECORD IN INSTRUMENT NO. 20110826-0066255, SAID REGISTER'S OFFICE, THE CONSERVATOR'S PETITION TO SELL REAL PROPERTY WAS APPROVED. BY ORDER ENTERED AUGUST 19, 2011, CASE NO. 09P-1606, A CERTIFIED COPY OF WHICH IS OF RECORD IN INSTRUMENT NO. 20110826-0066256, SAID REGISTER'S OFFICE, THE CONSERVATOR'S MOTION TO APPROVE REAL PROPERTY CONTRACT WAS APPROVED. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO JOHN D. DENTON BY DEED FROM WILLIAM ENNIS JONES, UNMARRIED, BY LINDA J. WILLIAMS, CONSERVATOR OF RECORD IN INSTRUMENT NO. 20110826-0066257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 26, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 1556, PAGE 274; BOOK 8099, PAGE 652; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 733 Due West Avenue North, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 1st day of June, 2012.

John D. Denton

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 1st day of June, 2012.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903