File No. 120557

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048338 DEEDWARR
Recvd: 07/02/12 08:49 2 pgs
Fees:13.00 Taxes:499.50
20120702-0057587

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-26-16

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colton Joseph Oslund	First Community Mortgage, Inc.	014-00-0-073.00
(NAME)	(NAME)	
7129 Douglas Road	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Margaret L. Martin, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Colton Joseph Oslund, 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:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson & Hickerson Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965, as follows, to-wit:

Beginning at a point 640 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence North 79 deg. 45 min. West a distance of 605.0 feet to a point; thence North 00 deg. 25 min. East 143 feet to a point; thence South 79 deg. 30 min. East 590.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction a distance of 150.0 feet, to the point of beginning, said tract of land containing 2.0 acres, more or less.

BEING the same property conveyed to C.C. Martin and wife, Margaret L. Martin, by Installment Deed from Tower Real Estate Development Corporation, a Tennessee corporation, dated 7/2/65 and recorded 7/2/65 in Book 3908, Page 583, in the Register's Office of Davidson County, Tennessee. (C.C. Martin is one and the same person as Cacy Carl Martin)

Cacy Clyde Martin executed this instrument on behalf of Margaret L. Martin pursuant to a Power of Attorney of record in Instrument No. 20120702000 57586, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3908, page 583, said Register's Office.

File No. 120557

unimproved ☐

This is improved ☒ property, known as 7129 Douglas Road, Joelton, TN 37080

(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 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 my hand this 27th day of June, 2012.

Margaret L Martin by C Clyde Attorney in Fact.

Margaret L. Martin
By: Cacy Clyde Martin, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cacy Clyde Martin with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Margaret L. Martin as her Attorney in Fact as the free act and deed of the within named Margaret L. Martin.

Witness my hand and official seal this 27th day of June, 2012.

Commission expires: 1-26-16

Notary Public

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER