ADDRESS NEW OWNER:
Joseph A. Martino, Jr.

2874 Lyncrest Drive
Nashville, TN 37214

SEND TAX BILL TO: New owner

BILL GARRETT, Davidson County
Trans:T20120050518 DEEDWARR
Recvd: 07/10/12 08:55 2 pgs
Fees:13.00 Taxes:444.00
20120710-0060358

MAP & PARCEL NOS.:
96-13-0 115

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Andy W. Todd** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Joseph A. Martino, Jr., unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Twin Lawn Subdivision Section II of record in Plat Book 2854, Page 44, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andy W. Todd from Gary M. Hayes and wife, Elgie R. Hayes, by Warranty Deed recorded on April 8, 1998, in Book 10877, Page 822, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2874 Lyncrest Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2854, Page 44, said Register's office and all matters therein.

Debra Todd, spouse of Andy W. Todd, hereby joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of July, 2012.

Andy W. Todd

Debra Todd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Andy W. Todd and wife, Debra Todd,** with whom I am personally acquainted, or who 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 office this **6th** day of **July 2012.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 1207-112

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn before me this 6th day of July, 2012.

Notary Public
My Commission Expires: 07/08/13

STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County