BILL GARRETT, Davidson County
Trans:T20120055905 DEEDWARR
Recvd: 07/30/12 15:11 2 pgs
Fees:13.00 Taxes:814.00

20120730-0067116

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Martin and Kathleen M. Martin husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Neil Jamerson and Kelly Jamerson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. H, together with the appurtenant interest in the common elements of Portland Place, a Horizontal Property Regime established by Master Deed and By-Laws, of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to James R. Martin and Kathleen M. Martin, husband and wife by deed from Sean J. Martin, unmarried dated June 16, 2005, of record as Inst. No. 20050622-0071456, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2118 Portland Avenue, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of July, 2012.

James R. Martin by
James R. Martin
By: Kathleen M. Martin-Attorney-In-Fact
Kathleen M Martin
attorney in fact

Kathleen M Martin
Kathleen M. Martin

State of Tennessee)
County of Davidson)

On this 19th day of July, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathleen M. Martin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. SALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

On this 19th day of July, 2012, before me the undersigned, a Notary Public in and for said State and County, personally appeared before me this within named Kathleen M. Martin, to me known (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument in behalf of James R. Martin, acknowledged that such person executed the same as the free act and deed of James R. Martin.

KENNETH M. SALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of July, 2012.

KENNETH M. SALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Neil Jamerson	F & M Bank	104-11-E-8
2118 Portland Avenue	10 Cadillac Drive, Ste 100	
Nashville, TN 37212	Brentwood, TN 37027	