This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $169,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of August, 2012.

Notary Public
My commission expires: 1-6-14

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Martin 3665 Burwick Place Antioch, TN 37013	Regions Bank d/b/a Regions Mortgage P.O. Box 1565 Cordova, TN 38088-1565	151-1-A-051.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD KOGER SR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL MARTIN AND GERTIE MARTIN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

See Attached Exhibit "A"

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3665 Burwick Place, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with 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, 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 successors, 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 the 3rd day of August, 2012.

Richard Koger Sr. by Patsy Ann Waters Attorney in Fact
Richard Koger Sr.

Davidson County DEEDWARR
Recvd: 08/07/12 15:56 3 pgs
Fees:18.00 Taxes:625.30
20120807-0070458

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of August, 2012 before me, the undersigned Notary Public in and for said County and State, personally appeared Betsy Ann Waters with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard Koger Sr, by Specific Power of Attorney dated ~~August~~ July 26 2012, and who acknowledged that ~~he~~ she executed the same as the free act and deed of Richard Koger Sr.

Witness my hand and official seal this 3rd day of August, 2012.

My Commission Expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Being Lot No. 51, Chatham Pointe, as recorded in Book 6900, pages 444-447, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard Koger, Sr. by QuitClaim Deed from Melanie Watson-Koger dated April 10, 2007 of record in Instrument No. 20070607-0068189, said Register's Office.

Also being the same property conveyed to Richard N Koger, Sr. and Melanie C. Watson, by deed from Eugene T Collins, unmarried, dated July 15, 1994, of record in Book 9411, page 639, said Register's Office.

Richard Koger, Sr. and Richard N Koger, Sr. being one in the same person.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE