WARRANTY DEED

G-VRES-12-5974

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(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
Haydee Martinez	Haydee Martinez	
5027 Preserve Blvd	(NAME) 5027 Preserve Blvd	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	164-68.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHELINE WILLIAMS, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAYDEE MARTINEZ, A MARRIED WOMAN , 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 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LOCATED APPROXIMATELY 2,000 FEET EAST OF MURFREESBORO ROAD.BEGINNING IN THE SOUTHERLY MARGIN OF MT. VIEW ROAD AT THE NORTHWEST CORNER OF A 6.05 ACRE TRACT OF LAND OF RECORD IN BOOK 1229, PAGE 37, R.O.D.C., TENNESSEE; THENCE WITH THE WEST LINE OF SAID TRACT S 48° EAST 194 FT. TO AN IRON PIN AT A SPRING; THENCE S 86° EAST 188 FT. TO AN IRON PIN IN THE SOUTH LINE OF THE ABOVE MENTIONED TRACT; THENCE N 42° 15' WEST 419 FT. TO AN IRON PIN IN THE SOUTHERLY MARGIN OF MT. VIEW ROAD; THENCE SOUTHWESTERLY WITH THE SOUTHERLY MARGIN OF SAID ROAD 150 FT. TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE E. WILLIAMS AND WIFE, KATHELINE WILLIAMS BY WARRANTY DEED FROM GEORGE EDWARD GOOCH, JR., RECORDED ON THE 16TH DAY OF AUGUST, 1972 IN DEED BOOK 4628, PAGE 494, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CLARENCE E. WILLIAMS HAVING DIED DECEMBER 2, 2009 LEAVING PROPERTY TO WIFE, KATHELINE WILLIAMS.

BILL GARRETT, Davidson County
Trans:T20120060242 DEEDWARR
Recvd: 08/14/12 09:16 2 pgs
Fees:13.00 Taxes:74.00

20120814-0072436

KATHELINE WILLIAMS AND KATHERINE WILLIAMS ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 5974 Mt View Road, Antioch, Tennessee 37013

(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 al genders.

Witness my/our hand(s) this 8th day of August, 2012.

Katherine Williams

Katheline Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katheline Williams, 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 8th day of August, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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