WARRANTY DEED

ET-12-2704

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Sharon Taylor	Sharon Taylor	
340 Lake Chateau Drive	(NAME) 340 Lake Chateau Drive	97-8-A-144.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT GENE MARTIN AND NANNETTE N. MARTIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARON TAYLOR, 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 Davidson County, Tennessee, being Unit Z-6, LAKE CHATEAU CONDOMINIUMS, PHASE III, SECTION II, as shown on plat of record in Plat Book 6250, Page 607 thru 610, amended in Book 11012, Page 495, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Gene Martin and Nannette N. Martin, husband and wife by Deed from NP Builders, recorded on the 10th day of May, 1999 in Deed Book 11471, Page 339, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 340 Lake Chateau Drive, Hermitage, Tennessee 37076
(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 all genders.

Witness my/our hand(s) this 27th day of August 2012.

Robert Gene Martin by Doral Martin-Osorio his attorney in fact
Robert Gene Martin

Nannette N. Martin by Doral Martin-Osorio her attorney in fact
Nannette N. Martin

BILL GARRETT, Davidson County
Trans:T20120067586 DEEDWARR
Recvd: 09/10/12 10:15 2 pgs
Fees:13.00 Taxes:425.50
20120910-0081690

STATE OF Tennessee

COUNTY OF Wilson

On this the 27th day of August, 2012, before me personally appeared Carol Martin-Osorio to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert Gene Martin and Nannette N. Martin and who acknowledged she executed the same as the free act and deed of the said Robert Gene Martin and Nannette N. Martin.

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

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520