RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN122187

BILL GARRETT, Davidson County
Trans:T20120078836 DEEDWARR
Recvd: 10/17/12 09:49 2 pgs
Fees:13.00 Taxes:2293.63
20121017-0095078

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Kevin Roddey and Paige F. Roddey 2600 Hemingway Drive Nashville, TN 37215	Same address as new owner	13015005300

FOR AND IN CONSIDERATION of the sum of Six Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($619,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **NATHANIEL M. MARTIN AND WIFE, RAEGIN S. MARTIN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **D. KEVIN RODDEY AND PAIGE F. RODDEY, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 1 of Block "I" as shown on the Plan of Tyne Meade, Section 3, as of record in Book 1424 page 12, 13 and 14, Register's Office for said County, described as follows:

Beginning on the northerly margin of Hemingway Drive at the corner lots Nos. 1 and 2; thence with the line between said two lots, northwardly 220 feet; thence eastwardly 188.2 feet to the westerly margin of Ledyard Drive; thence with said Drive, southwardly 200 feet to the beginning of a curve; thence around said curve in a southwesterly directions, 31.2 feet to the northerly margin of Hemingway Drive, thence with said Drive, westwardly 197 feet to the beginning.

Being the same property conveyed to Nathaniel M. Martin and wife, Raegin S. Martin, by Warranty Deed from Daniel McIntyre Berry, Jr, dated 8/13/2009, recorded 8/19/2009, of record in Instrument 20090819-0078242, in the Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 2600 Hemingway Drive, Nashville, TN 37215.

This conveyance is made subject to all matters as shown on plat of record in Book 1424 page 12, 13 and 14; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 12th day of October, 2012.

NATHANIEL M. MARTIN

RAEGIN S. MARTIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Nathaniel M. Martin and Raegin S. Martin, with whom I am personally acquainted (or 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 seal, this the 12th day of October, 2012.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY