Return To:

FOUNDATION
TITLE AND ESCROW, LLC

2672 ~~1725~~ N. Mt Juliet Rd., Ste. 2

Mt Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120078880 DEEDWARR
Recvd: 10/17/12 10:29 2 pgs
Fees: 13.00 Taxes: 3274.50
20121017-0095158

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Ashley Salisbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of October, 2012.

Leonnie J. Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason B. Martin and Jennifer D. Martin	Sun Trust Mortgage, Inc.	117-4-26.00
(NAME)	(NAME)	
1515 Beechwood Avenue	901 Semmes Avenue RVW-5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Richmond, VA, 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **GMS 2010 Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason B. Martin and Jennifer D. Martin, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee. being the Westerly part of Lot No. 90 on the plan of Belmont Land Company's Plan, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee

Said part of said lot fronts, 50.2 feet on the South margin of Beechwood Avenue and extends back between parallel lines, along the Easterly margin of an alley, 188 feet to an alley in the rear, on which it measures 54.4 feet

Being the same property conveyed to GMS 2010 Properties, LLC by Warranty Deed from Dann K. Sherrill, dated February 24, 2012, filed March 1, 2012, in Instrument No. 20120301-0017745, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Dann K. Sherril by Warranty deed from Hene Morris, unmarried, recorded on January 22, 1993 in Deed Book 8846, page 608, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1515 Beechwood 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **10th** day of **October, 2012.**

GMS 2010 Properties, LLC

BY: Phillip M. Stinson (Phillip M. Stinson)
ITS: Chief Manager (Chief Manager)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Phillip M. Stinson, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Chief Manager of **GMS 2010 Properties, LLC**, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **GMS 2010 Properties, LLC.**

WITNESS my hand and official seal at Franklin, Tennessee, this 10th day of October, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016