Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $81,000.00.

Affiant

Subscribed and sworn to me on October 15, 2012.

NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20120079068 DEEDWARR
Recvd: 10/17/12 14:59 3 pgs
Fees:18.00 Taxes:299.70
20121017-0095386

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #225870SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffery J. Miller Julie E. Miller Jon Kevin Bryant 2121 Scott Avenue Nashville, TN 37216	SAME ADDRESS AS NEW OWNERS	072-11-202.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brenda Joyce Martin, devisee under the Last Will & Testament of Lucille Arneta Martin of record as part of Docket No. 12P-913 in the Seventh Circuit Court, Probate Division for Davidson County, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jeffery J. Miller and wife, Julie E. Miller, together as to a one half interest, and Jon Kevin Bryant, as to a one half interest, as Joint Tenants with Right of Survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of S. W. Eastes' Subdivision as shown on Plat of record in Plat Book 1424, page 44, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Henry Lewis Martin and wife, Lucille Arneta Martin, by Deed of record in Book 3399, page 371, in the Register's Office for Davidson County, Tennessee. The said Henry Lewis Martin died, predeceasing Lucille Arneta Martin. Said Lucille Arneta Martin has since died and by her Last Will and Testament of record as part of Docket No. 12P-913 in the Seventh Circuit Court, Probate Division for Davidson County, the subject property was devised to Brenda Joyce Martin.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2013 and subsequent taxes are assumed by the Grantees.

2. Subject to matters shown on Plat of record in Book 1424, page 44, in the Register's Office for Davidson County, Tennessee.
3. Subject to Restrictions recorded in Book 1851, page 429, in said Register's Office.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2121 Scott Avenue, Nashville, TN 37216.

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 GRANTOR does covenant with the said GRANTEES that she is 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 on October 15, 2012.

Brenda Joyce Martin

Brenda Joyce Martin, Executrix of The Estate of Lucilla Arneta Martin, Probate Court of Davidson County, Tennessee, Docket No. 12P913

Brenda Joyce Martin

Brenda Joyce Martin, devisee under the Last Will & Testament of Lucilla Arneta Martin

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

On October 15, 2012, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda Joyce Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as the Executrix of The Estate of Lucille Arneta Martin and being authorized so to do.

Frank S. Peeler

NOTARY PUBLIC

My Commission Expires: 3/8/2016

FRANK S. PEELER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Frank S. Peeler
My Commission Expires
March 8, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On October 15, 2012, personally appeared before me, **Brenda Joyce Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Frank S. Peeler
NOTARY PUBLIC

My Commission Expires: 3/8/2016



NOTARY PUBLIC
Frank S. Peeler
My Commission Expires
March 8, 2016
STATE OF TENNESSEE