WARRANTY DEED

G-VRES-12-1523

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Tiffany Fox	Pinnacle National Bank	
1523 Norvel Avenue	(NAME) 150 3rd Avenue South Suite 900	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37201	72-4-178.00
(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 MATTHEW S. MARTIN AND ALISA MARTIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIFFANY FOX, A SINGLE PERSON, 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 LOT NO. 4 AND THAT PART OF THE WESTERLY 11 FEET 6 INCHES OF LOT NO. 6 LYING IMMEDIARELY IN THE REAR OF LOT NO. 4 OF BLOCK "A" ON THE PLAN OF INGLEWOOD TERRACE AS OF RECORD IN BOOK 1130, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 4 AND PART OF LOT NO. 6 FRONTS 80 FEET ON THE NORTHEASTERLY SIDE OF LITTLE AVENUE, NOW KNOWN AS NORVELL AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 149 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW S. MARTIN BY WARRANTY DEED FROM MARK DREYER AND WIFE SUSAN DREYER, RECORDED ON THE 29TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030729-0106611, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALISA MARTIN SPOUSE OF MATTHEW S. MARTIN JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1130, PAGE 3; EASEMENT OF RECORD IN BOOK 4190, PAGE 987 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1523 Norvel Avenue, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20120081218 DEEDWARR
Recvd: 10/25/12 14:39 2 pgs
Fees:13.00 Taxes:388.50
20121025-0098016

Witness my/our hand(s) this 24th day of October, 2012.

Matthew S. Martin

Alisa Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew S. Martin and Alisa Martin, 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 24th day of October, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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