BILL GARRETT, Davidson County
Trans:T20120084482 DEEDWARR
Recvd: 11/05/12 14:27 2 pgs
Fees:13.00 Taxes:860.25
20121105-0101907

# WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of **November**, 2012.

Notary Public
MY COMMISSION EXPIRES: 7-8-13
(AFFIX SEAL)

**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 |
|---|---|---|
| Juanita D. Martin and Eric Martin | Franklin American Mortgage Co. | 141-12-B-48.00CO |
| (NAME) | (NAME) | |
| 1240 Brenner Drive | 501 Corporate Centre Dr., Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Franklin, TN 37067 | |
| (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, **Ronald I. Addison and Timothy G. Roach, both unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Juanita D. Martin and Eric Martin, wife and husband**, 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 Lot No. 41 on the Plan of Phase 3, South Hampton, of record in Book 5200, page 689 and 690, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Timothy G. Roach, unmarried, and Ronald I. Addison, unmarried, as joint tenants with rights of survivorship by Warranty Deed from John Columbus Martin II and spouse, Corie Morell Martin, dated July 27, 2007, filed August 1, 2007, in Instrument No. 20070801-0091169, Register's Office for 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 1240 Brenner Drive, Nashville, TN 37221

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 2nd day of November, 2012.

Ronald. L. Addison

**Ronald I. Addison**

Timothy G. Roach

**Timothy G. Roach**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Ronald I. Addison and Timothy G. Roach,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of November, 2012.

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON