WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
West Wood Communities, Inc.	West Wood Communities, Inc.	08115004800
(NAME) 1161 Gordon ST	(NAME) 1507 22nd Avenue North	
~~1507 22nd Avenue North~~		
(ADDRESS) 37203	(ADDRESS)	
Nashville, Tennessee ~~37208~~	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Antoinette Martin Hayes, Executrix of The Wess B. Martin Estate and Wesley Bryant Martin, Jr. and Mary Martin Suggs and Carl Wayne Martin and Cathleen Dianetta Martin and Leonard Wade Martin and Antoinette Martin Hayes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO West Wood Communities, Inc., 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. 97 in S. A. Champion's Subdivision of Lots Nos. 85 to 228 inclusive and Lots Nos: 235 to 252 inclusive on the Plan of Harding Lots, as of record in Book 21, Page 80, Register's Office for said County, the plan of said subdivision being of record in Book 161, page 132, said Register's Office.
Said Lot No. 97 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Champion Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wess B. Martin and wife, Mary F. Martin by deed from Phil Cohen and wife, Sara K Cohen of record in Book 2032, page 86, said Registers' Office. Mary F. Martin and Wess B. Martin having divorced in 1973. Wess B. Martin having since died testate leaving Antoinette Martin Hayes to Administer property and power to sell reference Docket Number 12P-569, Probate Clerk's Office for Davidson County.
Mary F. Martin died intestate on 2/17/2012 and leaving said property to her six children reference heirship affidavits of record in Instrument No. 20121228-0120081 and Instrument No. 20121228-0120082, said Register's Office.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1507 22nd Avenue North, Nashville, TN 37208

(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20120099570 DEEDWARR
Recvd: 12/28/12 13:04 4 pgs
Fees:23.00 Taxes:124.88
20121228-0120083

Witness our hands this 12th day of October, 2012.

Mary Martin Suggs

By: Antoinette Martin Hayes, executrix
Antoinette Martin Hayes, Executrix of The Wess B. Martin Estate

~~Carol~~ CARL Wayne Martin

Wesley Bryant Martin, Jr.

Cathleen Dianetta Martin

Leonard Wade Martin

Antoinette Martin Hayes

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12 day of Oct., 2012 before me, personally appeared Antoinette Martin Hayes as Executrix of the Estate of Mary F. Martin , deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledge the execution of same to be her free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 12 day of October, 2012.

Commission expires:

Kasey Buechner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wesley Bryant Martin, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2012.

Commission expires: 11/7/2012

VEONIE T. MCKINNIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Martin Suggs, with whom I am personally acquainted or proved to me on thebasis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of October, 2012.

Commission expires: 1/6/2014

SANDRA G. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathleen Dianetta Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of October, 2012.

Commission expires: 1/6/2014

Sandra G Lambert
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard Wade Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2012.

Commission expires: 11/07/2012

Veonie T. McKinnie
Notary Public

VEONIE T. MCKINNIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Antoinette Martin Hayes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12 day of October, 2012.

Commission expires:

Kasey Kelleher
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Wayne Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of October, 2012.

Commission expires:

Sandra G Lambert
Notary Public

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathleen Dianetta Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of October, 2012.

Commission expires: 1/6/2014

SANDRA G. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sandra G. Lambert

Notary Public

STATE OF TENNESSEE

COUNTY OF

duplicate

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard Wade Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this _____ day of October, 2012.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Antoinette Martin Hayes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12 day of October, 2012.

Commission expires:

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Wayne Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of October, 2012.

Commission expires:

Alberta B. Hinds

Notary Public

My Commission expires 01/06/2014

ALBERTA B. HINDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY