File No. 121297

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130006555 DEEDWARR
Recvd: 01/24/13 09:22 2 pgs
Fees:13.00 Taxes:1982.83
20130124-0007689

IN TO:
ORP.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,900.00

Patricia J Childers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2013.

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia J. Childers	Regions Bank d/b/a Regions Mortgage	130080E00900CO
(NAME)	(NAME)	
106 Wellington Park Court	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL 35244	
(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, WE, Mickey L. Martin Jr. and Cheryl H. Martin, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia J. Childers and husband, Edward J. Childers, 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, State of Tennessee, described as follows, to wit:

Being Lot No. 9 on the Plan of Wellington Park, as of record in Book 6200, page 409, Register's Office for said County, to which reference is hereby made for a complete description of said lot.

Being the same property conveyed to Mickey L. Martin Jr. and Cheryl H. Martin, husband and wife by deed from PHP, Inc., a Tennessee corporation, dated September 8, 1989 and recorded on September 8, 1989 in Book 7934, page 29, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6691, page 695, said Register's Office.

Subject to charter of record in Book 6697, page 273 and in Book 9577, page 903, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 106 Wellington Park Court, Nashville, TN 37215
(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.

File No. 121297
Witness our hands this 22nd day of January, 2013.

Mickey L. Martin Jr.

Cheryl H. Martin

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 Mickey L. Martin Jr. and Cheryl H. Martin, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2013.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016