THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 39515

BILL GARRETT, Davidson County
Trans:T20130019523 DEEDWARR
Recvd: 03/11/13 11:01 2 pgs
Fees:13.00 Taxes:872.83
20130311-0023827

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY FIVE THOUSAND NINE HUNDRED AND 00/100 ($235,900.00) DOLLARS, cash in hand paid by AARON BRENT MARTIN and wife, ANELISA MARTIN, receipt of which is hereby acknowledged, we, ERVEL EDWARD COLLINS and wife, LINDA COLLINS, have bargained and sold, and by these presents transfer and convey unto the said AARON BRENT MARTIN and wife, ANELISA MARTIN, their heirs and assigns, a certain tract or parcel of land as follows:

Being Land in Davidson County, Tennessee and being Lot No. 22 on the plan of Williamsport Subdivision, Section One, of record in Book 7900, Pages 628-629, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ervel Edward Collins and wife, Linda Collins by deed from Marcel Bouchard and wife, Ginette Bouchard, dated October 11, 2010 and of record in Instrument Number 20101013-0081989, in the Register's Office of Davidson County, State of Tennessee.

This conveyance is subject to restrictions and reservations of record in Book 9144, Page 703, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 7900, Pages 628-629, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of Williamsport Court.

This conveyance is subject to an Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5258, Page 267, in the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said AARON BRENT MARTIN and wife, ANELISA MARTIN, their heirs and assigns, forever. And we do covenant with the said AARON BRENT MARTIN and wife, ANELISA MARTIN, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2013 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said AARON BRENT MARTIN and wife, ANELISA MARTIN, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS,** on this 28th day of February, 2013.

ERVEL EDWARD COLLINS

LINDA COLLINS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, ERVEL EDWARD COLLINS and wife, LINDA COLLINS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 28th day of February, 2013.

NOTARY PUBLIC

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Expires 09/23/14

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $235,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2013.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/15/2016

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Tax Map/Parcel: 128 03 0B 022.00

ADDRESS OF NEW OWNERS ~~AND SEND TAX BILLS TO~~:
Mr. and Mrs. AARON BRENT MARTIN
684 Williamsport Court
Nashville, TN 37221

**SEND TAX BILLS TO:**
**Navy Federal Credit Union**
**P.O. Box 3340**
**Merrifield, VA 22119-3340**