PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of February, 2013 by and between **Marcia J. Martin**, hereinafter referred to as GRANTOR, and **Great Yards Landscaping, LLC**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

TRACT 1 2105 Gladstone Land in Davidson County, Tennessee, being Lot No. 129 on the Map of Corrine Place as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.
Said Lot No. 129 fronts 50 feet on the westerly side of Gladstone Avenue and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Marcia Martin and David C. Martin by Warranty Deed from Martha F. Wilson, dated January 31, 2001, recorded February 20, 2001, of record in Instrument No. 200102200015636, Register's Office for Davidson County, Tennessee. David C. Martin now deceased, July 24, 2008.

TRACT 2 2107 Gladstone LOT 130 Land in Davidson County, Tennessee, being Lot No. 130 on the Map of Corrine Place, as of record in Plat Book 332, page 1, Register's Office for Davidson County, Tennessee.
Said Lot No. 130 fronts 50 feet along the westerly margin of Gladstone Avenue and extends back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to Marcia J. Martin by Warranty Deed from John B. Comer, Sr., unmarried dated May 13, 1993, recorded May 14, 1993 of record in Book 8948, page 645, Register's Office for Davidson County, Tennessee.

LOT 131 Land in Davidson County, Tennessee, being Lot No. 131 on the Map of Corrine Place of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.
Said lot fronts 50 feet on the westerly side of Gladstone Avenue and extends back westerly and between parallel lines 165 feet to a 15 foot alley.

Being the same property conveyed to Marcia Martin by Deed from Frank A. Baugh and wife, Mary Ann Baugh dated October 17, 1992 recorded November 10, 1992, of record in Book 8782, page 271, Register's Office for Davidson County, Tennessee.

TRACT 3 2111 Gladstone Lot 132 Land in Davidson County, Tennessee, being Lot No. 132 on the Map of Corinne Place, as of record in Book 332, page 1, Register's Office for said County.
Said Lot No. 132 fronts 50 feet on the west side of Gladstone Avenue, and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to David C. Martin and wife, Marcia J. Martin by Warranty Deed from Norman L. Gipson and wife, Linda F. Gipson dated May 1, 2002, recorded May 1, 2002 of record in Instrument No. 200205010053506, Register's Office for Davidson County, Tennessee. David C. Martin now deceased and property vested in Marcia J. Martin as surviving tenant by entireties.

This is [X]improved [ ]unimproved property known as: 2105, 2107, & 2111 Gladstone Ave, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130019927 DEEDWARR
Recvd: 03/12/13 09:47 2 pgs
Fees:13.00 Taxes:1794.50
20130312-0024334

WITNESS MY HAND on the day and year first above written.

Marcia J. Martin

Marcia J. Martin

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Marcia J. Martin, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of February, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Great Yards Landscaping, LLC
~~2105, 2107, & 2111 Gladstone Ave, Nashville, TN 37211~~
P.O. Box 90261
Nashville, TN 37209

Send Tax Statements to:
Great Yards Landscaping, LLC
~~2105, 2107, & 2111 Gladstone Ave, Nashville, TN 37211~~
P.O. Box 90261
Nashville, TN 37209

M&Ps: 105.16-0-056.00
105.16-0-057.00
105.16-0-059.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $485,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

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

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

13-1-038