RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # D688-1072

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

THIS INSTRUMENT PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS AS TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me this 5th day of April, 2013.

Notary Public
My commission expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

07-1303-85103

Address of New Owner:	Send Tax Bills to:	Tax-Information
Matthew C. Martin Kristie Martin 1345 Bell Rd #406 Antioch, TN 37013	New Owner	128160B07900CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Greater Middle Tennessee Development Partnership,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Matthew C. Martin and wife, Kristie Martin,** hereinafter called the Grantees, their successors 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 all of Lot No. 79, on the plan of Summit Oaks, Phase 4, of record in Instrument No. 20060417-0043459, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee General Partnership composed of Oakland Investments Ltd., a Delaware Corporation and Trianon Developments Ltd., a Delaware Corporation by deed from Carey G. Davis, Phillip L. Davis and Phillip L. Davis, Jr., dated April 17, 1990 and filed for record on April 18, 1990 in Book 8090, Page 748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 520 Summit Oaks Court, Nashville, 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 Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130029106 DEEDWARR
Recvd: 04/10/13 09:38 2 pgs
Fees:13.00 Taxes:259.00
20130410-0035414

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 my hand this 5 day of April, 2013.

Greater Middle Tennessee Development Partnership, a Tennessee general partnership, by Trianon Developments Ltd., Managing General Partner

By: _____
Fred M. Stevenhagen, Secretary
of Trianon Developments Ltd.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fred M. Stevenhagen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of Trianon Developments Ltd., and that he is authorized by Trianon Developments Ltd. to execute this instrument on its behalf.

Witness my hand in Franklin, TN, this 5 day of April, 2013.

_____
Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
October 18, 2016