BILL GARRETT, Davidson County
Trans:T20130032527 DEEDWARR
Recvd: 04/19/13 16:07 2 pgs
Fees:13.00 Taxes:514.30

20130419-0039378

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Joyce E Martin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2013.

Brandy K. Goma
NOTARY PUBLIC

My Commission Expires: 11/4/13

BRANDY K. GOMA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joyce E. Martin 2700 Emery Drive Nashville, TN 37214	Joyce E. Martin 2700 Emery Drive Nashville, TN 37214	095-12-0-063

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JUDY FRENCH POWERS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOYCE E. MARTIN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled Meadowview Acres, of record as Plat Book 2133, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JUDY FRENCH POWERS, by deed from ALEXANDER J. WOLFE, of record as Instrument No. 20100823-0066488, dated August 20, 2010, said Register's Office.

This improved property is known as 2700 Emery Drive, Nashville, TN 37214.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 19th day of April, 2013.

Judy French Powers

Judy French Powers

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Judy French Powers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of April, 2013.

Brandy K. Gomaz

Notary Public

My commission expires:_____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013