Davidson County DEEDWARR
Recvd: 05/02/13 12:39 3 pgs
Fees:18.00 Taxes:617.90
20130502-0044353

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

Subscribed and sworn to before me this 26th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

FC13-5710

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1898 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP/PARCEL NUMBERS
David W. Martin	David W. Martin	
5710 Amalie Drive	(NAME) 5710 Amalie Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	161-11F-011.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT HOSKINS AND BETTY MONDERINE HOSKINS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID W. MARTIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 11 on the Condominium Plat, Townhomes of Brentwood, of record in Book 9700, Page 990, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed of record in Book 11629, Page 850; Amendment to Master Deed and By-Laws of record in Instrument No. 200002150015334; Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010626-0067542 and Second Amendment to Master Deed and By-Laws of record in Instrument No. 20020205-0015877, Register's Office for Davidson County, Tennessee, to which Plat and Master Deed reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Hoskins and Betty Monderine Hoskins, husband and wife by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20100903-0070099, Register's Office for Davidson County, Tennessee, dated August 31, 2010 and recorded on September 3, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 5710 Amalie Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 26th day of April, 2013.

Robert Hoskins

Betty Monderine Hoskins

Betty Monderine Hoskins

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of April, 2013, before me personally appeared Robert Hoskins and Betty Monderine Hoskins, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of April, 2013.

Carol A. Clawson
Notary Public

My Commission Expires: 3-17-14

(SEAL)

CAROL A. CLAWSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, CAROL CLAWSON, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol Clawson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, CAROL CLAWSON who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY