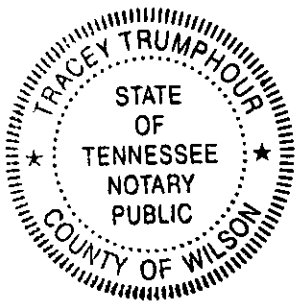
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clayton T. Grindstaff	Guaranty Trust Company	053060B02800CO
(NAME)	(NAME)	
1808 Merritt Street	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130045349 DEEDWARR
Recvd: 05/31/13 10:17 2 pgs
Fees:13.00 Taxes:532.80

20130531-0054933

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James O. Martin, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Clayton T. Grindstaff, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 184, on the plan of Phase 2, Waterford, of record in Plat Book 7900, Page 412-413, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James O. Martin by Deed from Jay O. Martin and Kim P. Martin, dated 04/13/2011 and filed for record on 04/15/2011 in Instrument 201104150029289, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 540, Plat Book 7900, Page 412, Plat Book 7900, Page 413, said Register's Office.
Restrictions of record in Book 7463, Page 294, said Register's Office.
Restrictions of record in Book 8694, Page 216, said Register's Office.
Restated Restrictions of record in Book 8699, Page 462, said Register's Office. Said restrictions were amended in Book 9530, Page 185, said Register's Office.
By-Laws of record in Book 8715, Page 583, said Register's Office. Said By-Laws were amended of record in Instrument 200903090020515, said Register's Office.
Agreement for Dedication of Easement of record in Instrument 201111090087624, said Register's Office.
Charter of record in Book 8711, Page 701, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 8715, Page 590, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1808 Merritt Street, Old Hickory, TN 37138
(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/or 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/or 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 hand this 29th day of May, 2013.

James O. Martin

State of Tennessee
County of Wilson

Personally appeared before me James O. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2013.

Notary Public
My Commission Expires: 9.2.2015

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122