WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of June, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

BILL GARRETT, Davidson County
Trans:T20130048265 DEEDWARR
Recvd: 06/10/13 13:48 2 pgs
Fees:13.00 Taxes:2095.87
20130610-0058756

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin Martel and Benjamin P. Martel	SunTrust Mortage, Inc.	118 01 0G 002.00CO
(NAME)	(NAME)	
1013 Halcyon Avenue	902 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Richmond, VA, 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Adam M. Leibowitz and Vanessa Leibowitz, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin P. Martel and Kristin J. Martel, Trustees of the Martel Revocable Living Trust dated December 8, 2011**, hereinafter called the Grantees, their heirs 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 Unit 2 of 1011 and 1013 Halcyon Avenue Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Master Deed for 1011 and 1013 Halcyon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No., 20070605-0067214, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1011 and 1013 Halcyon Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Master Deed, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070605-0067214, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Adam M. Leibowitz by deed from Double A Development LLC dated June 20, 2007 of record in Instrument No. 20070620-0073605, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Vanessa Leibowitz, wife of Adam M. Leibowitz, joins into the execution of this instrument for the sole purpose of conveying all interest she may have in the subject property by virtue of her marriage to Adam M. Leibowitz.

unimproved ☐
This is improved X property, known as 1013 Halcyon Avenue, Nashville, TN 37204

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; and we do covenant with the said Grantees that we are lawfully seized 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; 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 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 **4th** day of **June, 2013**

Adam M. Leibowitz

Vanessa Leibowitz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Adam M. Leibowitz and Vanessa Leibowitz**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **June, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122