BILL GARRETT, Davidson County
Trans:T20130050678 DEEDWARR
Recvd: 06/17/13 11:33 2 pgs
Fees:13.00 Taxes:662.30

20130617-0061531

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS 14th DAY OF JUNE, 2013.

(Affix Seal) Notary Public

My Commission Expires: 4/8/17

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

26025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William D'Angelo and Olga Bell-Greenbaum	SAME	Map/Parcel
7113 Bay Cove Trail		141 12 0B 029.00
Nashville, TN 37221		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEAN MARTIN AND WIFE, DEBORAH MARTIN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM ERNEST D'ANGELO AND OLGA BELL-GREENBAUM, as tenants in common with the right of survivorship, hereinafter called the GRANTEES, 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 Lot No. 91 on the Plan of Southampton, Phase 2 of record in Book 5200, page 595, amended in Book 6150, page 298, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dean Martin and Deborah Martin, husband and wife, by Warranty Deed of record in Instrument No. 20090902-0082753, Register's Office for Davidson County, Tennessee dated August 28, 2009.

This conveyance is subject to the following:

a. Davidson County and City of Nashville taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 141 12 0B 029.00.
b. All matters appearing on the Plan of Southampton Subdivision, Phase 2, of record in Plat Book 5200, page 595, and amended in Book 6150, page 298, Register's Office for Davidson County, Tennessee.
c. Restrictive covenants of record in Book 6120, page 430 as corrected in Book 6189, page 940, Register's Office for Davidson County, Tennessee.
d. By-Laws of record in Book 6355, page 517, Register's Office for Davidson County, Tennessee.
e. Easements of record in Book 1504, page 462; Book 5183, page 944; and Book 6009, page 51, Register's Office for Davidson County, Tennessee.

f. Charter for Southampton Homeowners' Association of record in Book 6323, page 132, Register's Office for Davidson County, Tennessee.

g. Deed for Common Area of record in Book 7385, page 769, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 7113 Bay Cove Trail, Nashville, Tennessee 37221

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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 14th day of June, 2013:

Dean Martin

Deborah Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Dean Martin, 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, at office, this 14th day of June, 2013:

Notary Public

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 4/8/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Deborah Martin, 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, at office, this 14th day of June, 2013:

Notary Public

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 4/8/17