Davidson County DEEDWARR **Recvd: 06/18/13 08:58 3 pgs** **Fees:18.00 Taxes:333.00** **20130618-0061943**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00 Affiant Subscribed and sworn to before me, this 14th DAY OF June, 2013. Notary Public MY COMMISSION EXPIRES: 3-17-14 (AFFIX SEAL)
WARRANTY DEED KW13-0319	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Thornton	Phillip Thornton	
319 Lakebrink Drive (ADDRESS)	319 Lakebrink Drive (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	096-16A-010.00CO

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 ALYSON S. MARTIN, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILLIP THORNTON AND WIFE, WENDY THORNTON, 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. 10 on the Plan of Phase One, Section One, Larchwood Planned Unit Development, of record in Plat Book 6200, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Alyson S. Martin, an unmarried person by Deed from Kittie Jean Taylor-Atencio and husband, Pedro Atencio of record in Instrument No. 20020520-0061022, Register's Office for Davidson County, Tennessee, dated May13, 2002 and recorded on May 20, 2002.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6200, page 51; Book 5200, page 541; Book 6299, page 152; Book 6301, page 82; Book 6391, page 449; Book 9827, page 12; Book 6299, page 166; Book 6301, page 96; Book 6873, page 939; Book 7271, page 342; Book 6323, page 670; Book 6391, page 434; Book 6391, page 440; Book 4868, page 616; Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 319 Lakebrink Drive, Nashville, Tennessee 37214
(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 14th day of June, 2013.

Alyson S. Martin

STATE OF Tennessee
COUNTY OF Davidson

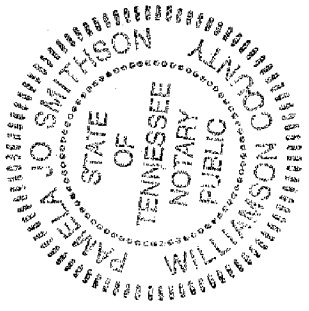
On this the 14th day of June, 2013, before me personally appeared Alyson S. Martin, an unmarried person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of June, 2013.

Notary Public

My Commission Expires: 3/17/14

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
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, LAURA PERRY, 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: 10.11.15

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY