THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050181** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $389,900.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2013. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David A. Meek and Katie G. Meek 3511 Woodmont Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116-08-0 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael G. Martin and wife, Callen C. Martin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A. Meek and Katie G. Meek, Husband and Wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the South part of Lot 6, Block B, on the Map of Woodmont Homesites, of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 140.7 feet on the Westerly margin of Woodmont Lane and extends back 208.6 feet on the Southerly line and 196 feet on the Northerly line to a line in the rear which measures 111.8 feet thereon.

Being the same property conveyed to Michael G. Martin and wife, Callen C. Martin by Special Warranty Deed from SunTrust Bank, Nashville, Trustee, under agreement with Kathryn Craig Henry for Mary Leland Henry dated 12/20/71, recorded on the 16th day of December, 2010 in Instrument No. 20101216-0100151, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130052304 DEEDWARR
Recvd: 06/20/13 13:45 3 pgs
Fees:18.00 Taxes:1442.63
20130620-0063392

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer, recorded in Book 3344, Page 612.

Easement for the flow of the waters of the unnamed creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the unnamed creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the unnamed creek.

This is improved property located at 3511 Woodmont Lane Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2013.

Michael G. Martin

Callen C. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael G. Martin and Callen C. Martin, with whom I am

personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2013.

_____

Notary Public

My Commission Expires: _____

