RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133308

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/13 11:42 3 pgs
Fees:18.00 Taxes:406.63
20130725-0077012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2013.

NOTARY PUBLIC

My commission expires: 9-8-13

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Alonzo Martin 2502 Nashboro Blvd. Nashville, TN 37217	Gardner Funding LP 3503 Paesanus Pkwy San Antonio, TX 78231	135120E02800

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of One Hundred Nine Thousand Nine Hundred and 00/100 Dollars ($109,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ROBERT C METCALF, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **STEVEN ALONZO MARTIN, A SINGLE MAN,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to wit;

Being Unit 287, as shown on the plan of Phase One, Nashboro Village at Fairway Pointe, Track 21, of record in Book 4660, Page 159, as amended in Instrument #20031118-0168332 and now included in the Horizontal Property Regime Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more and complete and accurate legal description.

Being the same property conveyed to Robert C. Metcalf, unmarried, by Cash Deed from Secretary of Housing and Urban Development, dated 6/25/2010, recorded 7/13/2010, of record in Instrument# 20100713-0055000, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2502 Nashboro Blvd., Nashville, TN, 37217.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19 day of July, 2013.

Robert C. Metcalf by Leslie Garside, attorney in fact

ROBERT C METCALF, BY LESLIE GARSIDE, HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 19th day of July, 2013 before me, appeared Leslie Garside, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Robert C. Metcalf, and that said instrument was signed in behalf of the said Robert C. Metcalf by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

A0130634

Certificate of Authenticity

I, Cari Allen, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen 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:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016