Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1306 00445

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0762

BILL GARRETT, Davidson County
Trans:T20130065334 DEEDWARR
Recvd: 07/31/13 10:10 2 pgs
Fees:13.00 Taxes:1489.25
20130731-0079644

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of July, 2013

Notary Public

Commission Expires:

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Maher 4307 Earlene Drive Nashville, TN 37216	Same	061-12-0-047.00

WARRANTY DEED

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,

Timothy M. Martin and Natalie Martin

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Maher, married

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 Lot No. 4 on the Map of Addition 1, Section 3, of Jackson Park, not of record, described according to a survey made by Ewell Anderson, Surveyor, October, 1945, as follows:

BEGINNING on the westerly margin of Earlene Drive at a point 110.5 feet north of the northeast corner of the property conveyed to O. B. Dean and wife by deed from Isolene Harlan and husband of record in Book 1372, Page 278, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots westwardly 429.5 feet; thence North 26 degrees 10 minutes East 65.65 feet to the southerly line of the Newman Cheek property; thence with said line South 87 degrees 15 minutes East 420.6 feet to the westerly margin of Earlene Drive; thence with said Drive southwardly 109.8 feet to the beginning.

BEING the same property conveyed to Timothy M. Martin by Warranty Deed from The Estate of Betty L. Penticuff, deceased, by Carla Cadwallader, Executrix and by Carla Cadwallader, Jeffery Scott Penticuff and Pamela Kim Penticuff Castellaw, as Devisee's of The Last Will and Testament of Betty J. Penticuff, deceased, dated 6/20/06 and recorded 6/26/06 in Instrument Number 20060626-0075852, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4307 Earlene Drive, Nashville, TN 37216.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of July, 2013.

Timothy M. Martin

Natalie Martin

Natalie Martin

STATE OF OKLAHOMA
COUNTY OF Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Timothy M. Martin and Natalie Martin
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tulsa, Oklahoma this 26th day of July, 2013.

BREANNA SCHWARZKOPF
Notary Public, State of Oklahoma
Commission # 12009856
My Commission Expires October 18, 2016

Notary Public

My Commission Expires: October 18, 2016

(Notary Seal)