WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/13 12:31 3 pgs
Fees:18.00 Taxes:554.91
20130801-0080228

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$149,975.00.**

Affiant

Subscribed and sworn to before me this 31st day of July, 20 13

Notary Public
My Commission expires: 9-5-13 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason M. Martin	Owner at address property	151-1-A-79CO
3660 Burwick Place		
Antioch, TN 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mirum N. Laney and husband, Rick Laney**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason M Martin and Kaneesha D. Martin, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444 through 447, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mirum N. Laney and husband Rick Laney from Judy Gaynell Brayton, unmarried, by Warranty Deed on July 26, 2002, of record in Instrument Number 20020730-0091147, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6900, Pages 444, 445, 446 and 447, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7358, Page 656, as amended in Book 7538, Page 792; Book 7599, Page 812; Book 8667, Page 381 and Instrument Number 20020719-0087288, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Chatham Pointe Homeowner's Association, Inc., of record in Book 7683, Page 718, Register's Office for Davidson County, Tennessee.
- Charter of Chatham Pointe Homeowner's Association, Inc., of record in Book 7597, Page 977, Register's Office for Davidson County, Tennessee.
- By-Laws of Chatham Pointe Homeowner's Association, Inc., of record Book 8679, Page 446, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **3660 Burwick Place, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 31, 2013.

Rick Laney

Mirum N. Laney By Richard Lee Laney As Attorney In Fact
Mirum Laney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rick Laney** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 31, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Richard Lee Laney, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mirum N. Laney the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mirum N. Laney the bargainor(s), by the said Richard Lee Laney, as Attorney-in-Fact.

WITNESS my hand and seal, this 31st day of July, 2013.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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