BILL GARRETT, Davidson County
Trans:T20130066346 DEEDWARR
Recvd: 08/02/13 12:17 3 pgs
Fees:18.00 Taxes:314.50
20130802-0080926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Brandy Lomax
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF August, 2013.

R. Kirkland Moser
NOTARY PUBLIC

My Commission Expires: 6-21-2016

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrea L. Mrozinski 805 West Greenwood Avenue Nashville, TN 37206	U.S. Bank 4801 Frederica Street Owensboro, KY 42301	071-16-0-333.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MADISON L. MARTIN AND HUSBAND, BRIAN D. MARTIN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ANDREA L. MROZINSKI, A SINGLE WOMAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Lot No. 41, Thornby Place, of record in Book 2854, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to USHEL BELL CARNEY AND WIFE, GLADYS MAY CARNEY, by deed from OAKMONT DEVELOPMENT COMPANY, A TENNESSEE CORPORATION, of record in Book 3166, Page 527, dated January 5, 1961, said Register's Office. USHEL BELL CARNEY died on or about June 15, 1995, leaving GLADYS MAY CARNEY as the surviving tenant by the entirety. GLADYS MAY CARNEY died intestate on or about August 16, 1996, leaving L. J. CARNEY as her only heir-at-law as evidenced by Affidavit of Heirship

of record in Instrument No. 20130716-0073555 and in Instrument No. 20130716-0073556, corrected in Instrument No. 20130719-0074801 and in Instrument No. 20130719-0074802, said Register's Office. L. J. CARNEY died intestate on or about November 29, 2007, leaving PAMELA DENISE GLENN as his only heir-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20130716-0073555 and in Instrument No. 20130716-0073556, corrected in Instrument No. 20130719-0074801 and in Instrument No. 20130719-0074802, said Register's Office. Said property has since been sold to BRIAN AND MADISON MARTIN by Final Decree Confirming Sale of record in Instrument No. 20120201-0009212, said Register's Office. PAMELA DENISE GLENN has subsequently conveyed her interest in said property to MADISON L. MARTIN AND HUSBAND, BRIAN D. MARTIN by quitclaim deed of record in Instrument No. 20130716-0073557, dated July 16, 2013, said Register's Office.

This improved property is known as 805 West Greenwood Avenue, Nashville, Tennessee.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 31st day of July, 2013.

Madison L. Martin

Brian D. Martin

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Madison L. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of July, 2013.

Notary Public

My commission expires: 11/4/13

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brian D. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of July, 2013.

Brandy K. Gomaz
Notary Public

My commission expires: 11/4/13



My Commission Expires NOV 4, 2013