Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1294

BILL GARRETT, Davidson County
Trans:T20130072709 DEEDWARR
Recvd: 08/22/13 13:22 2 pgs
Fees:13.00 Taxes:377.40
20130822-0088705

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glen Martin, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Richard A. Martin and Theresa E. Martin, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 143, on the plan of Barclay Square Section 3, of record in Book 4675, page 154, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Glen Martin by deed from James D. O'Dneal and wife, Talia R. O'Dneal dated April 27, 1995, of record in Book 9657, page 781, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Maria P. Martin, a single woman, recorded as Instrument No. 20051215-0150834, Register's Office for Davidson County, Tennessee.

The subject property has not been the residence of the spouse of the Grantor.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4888 Barclay Square Drive, Antioch TN, 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of August, 2013.

Glen Martin

State of Tennessee)
County of Davidson)

On this 16th day of August, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Glen Martin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 102,000.00.

Richard A. Martin
Affiant

Sworn and subscribed before me on this the 16th day of August, 2013.

Notary Public

My Commission Expires: 5/22/14

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Richard A. Martin	Avenue Bank	149-5-27
4888 Barclay Square Drive	111 10th Avenue South, Suite 200	
Antioch, TN 37013	Nashville, TN 37203	