BILL GARRETT, Davidson County
Trans:T20130074513 DEEDWARR
Recvd: 08/28/13 13:19 2 pgs
Fees:13.00 Taxes:476.93

20130828-0090851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 128,900.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MORGAN P. MARTIN	**Patriot Bank Mortgage, Inc.**	**16213012100**
112 VICKEY COURT	**7500 SAN FELIPE, SUITE 725**	
NASHVILLE, TN 37211	**HOUSTON, TX 77063**	

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 ACKNOWLEDGE, WE,

ANTHONY PATRICK BORDENET, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MORGAN P. MARTIN, A SINGLE PERSON

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. 65 on the Plan of Monte Carlo Estates, Section Two-A of record in Book 4955 page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY PATRICK BORDENET BY QUITCLAIM DEED FROM CAITLIN MARELLE JENKINS, DATED 12/21/2012 RECORDED ON 01/14/2013 IN INSTRUMENT NO. 20130114-0004132 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO ANTHONY PATRICK BORDENET AND CAITLIN MARELLE JENKINS, DATED 03/13/2008 RECORDED ON 03/17/2008 IN INSTRUMENT NO. 20080317-0026905 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 112 VICKEY COURT, NASHVILLE, TN 37211.

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 do 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 in 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 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 my/our hand(s) this 26th day of August, 2013.

ANTHONY PATRICK BORDENET

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANTHONY PATRICK BORDENET, the within named Grantors, 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, at office, this 26th day of August, 2013.

Notary Public

My Commission Expires: 7-24-17