NEW OWNER:

Daniel Martinez
1604 Hadley Avenue
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 13-0967

Map/Parcel: 053 03-0 338.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130086156 DEEDWARR
Recvd: 10/04/13 14:22 2 pgs
Fees:13.00 Taxes:501.35
20131004-0104685

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Five Thousand Five Hundred and 00/100 Dollars ($135,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GLENN DAVIS AND THOMAS A. STUECK** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DANIEL MARTINEZ and CONSTANCE MARTINEZ, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

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 Number 200, on the Resubdivision of a part of Section "C", Village of Old Hickory, of record in Plat Book 1835, Page 3, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenn Davis and Thomas A. Stueck by Warranty Deed from Darryl Lynn Massey, a married man, recorded on the 21st day of August, 2009 in Instrument No. 20090821-0078641, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as: 1604 Hadley Avenue, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given August 24, 2013.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30 day of **September, 2013**.

GLENN DAVIS

THOMAS A. STUECK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GLENN DAVIS AND THOMAS A. STUECK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 30 day of **September, 2013**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **135,500.00** .

AFFIANT

Sworn to and subscribed to before me 30 day of **September, 2013**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY