WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130087087 DEEDWARR
Recvd: 10/08/13 13:58 2 pgs
Fees:13.00 Taxes:473.23
20131008-0105740

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-19-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Lionel Martin	BancorpSouth Bank	075120C03200CO
(NAME)	(NAME)	
741 Tulip Grove Road, Apartment 601	P.O. Box 3356	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-5711	Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Melissa Roach and Rayburn Roach, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph Lionel Martin and wife, Jennifer Jean Martin**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 601 in Building 6, on the plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 200010100100359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made a more complete and accurate legal description of said unit.

Being the same property conveyed to Melissa Wolfe, unmarried by Deed from Diane Garrison, unmarried, dated 04/25/2008 and filed for record on 04/28/2008 in Instrument 200804280042701, Register's Office for Davidson County, Tennessee. The said Melissa Wolfe having since married and is now known as Melissa Roach. Rayburn Roach joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: (1) All matters as set forth per plat of record in Instrument 200010100100359; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11653, Page 251, as amended of record in Instrument 200007180070532 and Instrument 200102120013362; (3) All matters set out in document including but not limited to an Easement of record in Book 4126, Page 977; (4) Charter of the Homeowner's Association of record in Book 11653, Page 248; (5) Quitclaim Deed to the Homeowner's Association of record in Instrument 200910270098890, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 741 Tulip Grove Road, Apartment 601, Hermitage, TN 37076-5711

File No.: 01288-17126
SMG TN Warranty Deed

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), their heirs and/or 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 3rd day of October, 2013.

Melissa Roach

Melissa Roach

Rayburn Roach

State of Tennessee
County of Wilson

Personally appeared before me Melissa Roach and Rayburn Roach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of October, 2013.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122