WARRANTY DEED



MY COMMISSION EXPIRES SEPTEMBER 9, 2014

R-VRES-13-2712

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Martinez	New Owner	
2712 W Linden Ave	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		10415013800
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we 2712 WEST LINDEN AVE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM MARTINEZ AND JULIA MARX, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NUMBER 12 ON THE MAP OF SUNSET PARK SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.SAID PART OF LOT NUMBER 12 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WEST LINDEN AVENUE AND RUNS BACK BETWEEN LINES, 163.5, FEET MORE OR LESS, ON THE EASTERLY LINE AND 163.7 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 50 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO 2712 WEST LINDEN AVENUE, LLC BY QUIT CLAIM DEED FROM PETER HALMOS & SONS, INC., RECORDED ON THE 26TH DAY OF NOVEMBER, 2012 IN INSTRUMENT NO. 20121126-0107962, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE(S) 132, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2712 W Linden Ave, Nashville, Tennessee 37212
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20130094000 DEEDWARR
Recvd: 11/04/13 10:07 2 pgs
Fees:13.00 Taxes:1665.00

20131104-0114104

Witness my/our hand(s) this 30th day of October, 2013.

2712 West Linden Ave, LLC

BY: _____
Nicholas K. Halmos, Authorized Agent

STATE OF California)

COUNTY OF Santa Cruz)

Before me personally appeared NICHOLAS K. HALMOS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of 2712 WEST LINDEN AVENUE, LLC, the within named bargainor, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 day of October, 2013.

_____
Notary Public
My Commission Expires: 05/26/2016

TAEHOON KIM
COMM. # 1979770
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
COMM. EXPIRES MAY 26, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903