BILL GARRETT, Davidson County
Trans:T20140000640 DEEDWARR
Recvd: 01/03/14 13:27 2 pgs
Fees:13.00 Taxes:530.95
20140103-0000840

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of ~~December, 2013~~.

Notary Public

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration:
1-26-16

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jeffrey Lee Elkins, Jr. 501 Wilma Court A/K/A 642 Kings Way Drive Old Hickory, TN 37138	First Community Mtg. 245 Heritage Park Dr Murfreesboro TN 37129	05316017100

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Edward Martin and Wanda Martin, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Lee Elkins, Jr., an unmarried man,** 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:

Property known as 501 Wilma Court Old Hickory, TN 37138, County of Davidson

BEING Lot No. 40, Kings Court Subdivision, Section Three, as shown by plat of record in Plat Book 7900, Page 958 and amended in Book 97058, Page 872,* of The Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. * Amendment in Book 10159, page 412

Being the same property conveyed to Edward Martin and Wanda Martin, husband and wife by Warranty Deed from Darrell B. Howell and wife, Belinda D. Howell dated 01/12/06, filed of record in Instrument No. 2006012-50009391, said Register's Office.

Tax Map and Parcel ID is as follows 05316017100

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 501 Wilma Court A/K/A 642 Kings Way Drive, Old Hickory, TN 37138

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 is unemcumbered, 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 hand this 31st day of December, 2013.

Edward Martin

Wanda Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2013, before me personally appeared Edward Martin and Wanda Martin, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of December, 2013.

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expiration: 1-26-16