Davidson County DEEDWARR
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Fees:13.00 Taxes:1590.63
20140123-0006227

WARRANTY DEED

J WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 11/04/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F Farrell IV	Caliber Funding LLC,	172.02-0-040.00
(NAME)	(NAME)	
6001 Woodland Hills Dr.	6031 Connection Dr. Ste. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irving, TX, 75039	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, Jeffrey T. Martin, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William F Farrell IV, unmarried, 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. 51 on the plan of Myrtlewood Estates, Section One, of record in Book 5200, page 361 and amended in Book 6595, page 243, said Register's Office.

Being the same property conveyed to Jeffrey T. Martin by Warranty Deed from Karen Kizer, dated April 6, 2011 and filed in Instrument Number 20110415-0029366, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6001 Woodland Hills Dr., 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, has 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 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 our hands this 28th day of May, 2013

Jeffrey T. Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Jeffrey T. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of May, 2013

Notary Public

My commission expires: 11/04/2013

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Signature

State of TN

County of Wilson

Personally appeared before me Charlie Winn a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/23/16
Notary' Seal (if on paper)

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122