BILL GARRETT, Davidson County
Trans:T20140008270 DEEDWARR
Recvd: 02/05/14 09:21 2 pgs
Fees:13.00 Taxes:1402.30

20140205-0010086

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-131100585

WARRANTY DEED

JENNIFER CROWELL LEWIS COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of January, 2014

Notary Public

MY COMMISSION EXPIRES: 3/18/14

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHELLE RENEE 1105 WINDING WAY ROAD NASHVILLE, TN 37216	New Owner	061-07-0-279.00

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,

PAULA S. ROBINSON MARTIN and husband, CHARLES L. MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHELLE RENEE, AN UNMARRIED WOMAN

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 Lots Nos. 3 and 4 and the westerly part of Lot No. 5, on the Plan of Block "A", Section One, Jackson Park Subdivision, as shown on plat of record in Plat Book 843, Page 17, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Said Lots Nos. 3 and 4 and the westerly 10.5 feet, more or less, of Lot No. 5 adjoin and front together a total of 143.167 feet on the northerly margin of Winding Way and run back between lines measuring 249.667 feet on the west line and 197 feet on the east line to a line in the rear measuring a total of 130 feet thereon.

BEING the same property conveyed to Paula S. Robinson, unmarried, by Warranty Deed from Richard L. Griffiths and wife, Gina A. Griffiths, dated 3/31/98 and recorded 4/3/98 in Book 10870, Page 143, in the Register's Office of Davidson County, Tennessee. Paula S. Robinson and Paula S. Robinson Martin are one and the same person.
The undersigned Charles L. Martin spouse of Paula S. Robinson Martin joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1105 WINDING WAY ROAD, NASHVILLE, TN 37216**
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 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 17th day of January, 2014.

Paula S. Robinson Martin

PAULA S. ROBINSON MARTIN

CHARLES R. MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAULA S. ROBINSON MARTIN and husband, CHARLES R. MARTIN the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2014.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014