BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $191,000.00 Affiant Subscribed and sworn to before me, this 31st day of January, 2014 Notary Public My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alan Watt and Sandra Watt	**New Owner**	**14604009000**
4808 Briarwood Drive	4808 Briarwood Dr.	
Nashville, TN 37211	Nashville, TN 37211	

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 ACKNOWLEDGE, WE,

Daniel Stephen Martin, married

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

Alan Watt and Sandra Watt, husband and wife

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. 25 on the Plan of Elysian Meadows Addition, Section Two of record in Plat Book 2663, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Stephen Martin by Warranty Deed from John Trew and Paul Trew and Jack Trew of record at Instrument No. 20070912-0109556, Register's Office for Davidson County, Tennessee, dated August 30, 2007, recorded September 12, 2007.

This property is an investment property and the spouse of Daniel Martin, does not now, nor ever had a marital interest in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 4808 Briarwood Drive, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20140011045 DEEDWARR
Recvd: 02/18/14 09:22 2 pgs
Fees:13.00 Taxes:706.70
20140218-0013431

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 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 my/our hand(s) this 31st day of January, 2014.

Daniel Stephen Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Daniel Stephen Martin, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2014.

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

Notary Public

My Commission Expires: 12/11/16

File #: **414003MG**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027